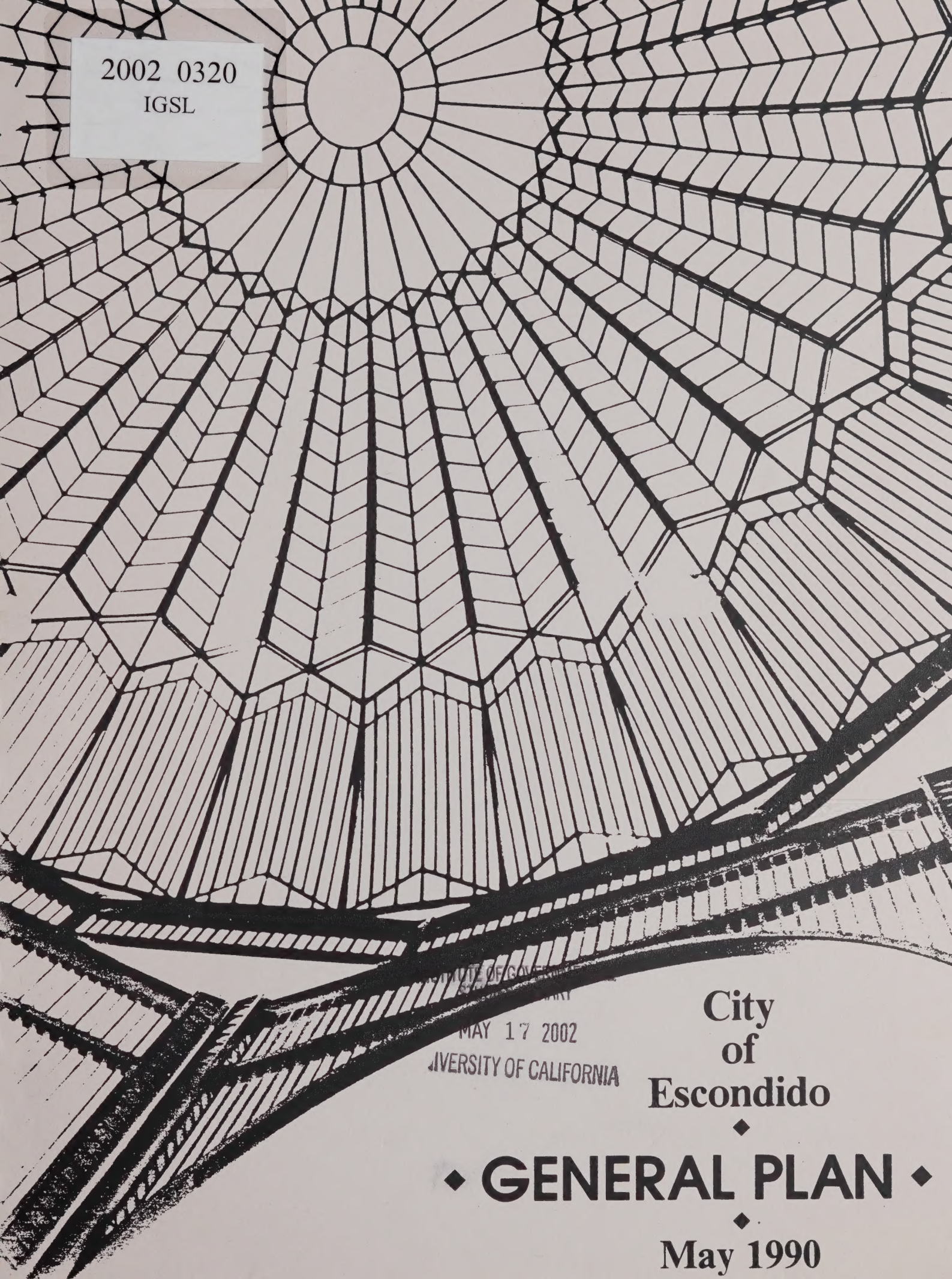




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City
of
Escondido

◆ GENERAL PLAN ◆

May 1990



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Escondido General Plan

Adopted by the
Escondido City Council
June 6, 1990

Doris Thurston	Mayor
Jerry Harmon.....	Mayor Pro-Tem
Ernie Cowan.....	Council Member
Carla DeDominicis.....	Council Member
Kris Murphy	Council Member
Douglas K. Clark.....	City Manager
Randy Mellinger	Project Manager
Jay Petrek	Project Planner

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As Amended by City Council

April 3, 1991 (11 Subitems).....	GPA 91-01/Reso. #91-156
July 10, 1991 (Lake Wohlford Road Reclassification).....	GPA 91-02/Reso. #91-324
October 23, 1991 (S. Escondido Blvd. Corridor)	GPA 91-04/Reso. #91-466
October 28, 1992 (Tier Boundary).....	GPA 92-01/Reso. #92-416
Sept. 2, 1992 (Housing Element).....	GPA 92-02/Reso. #92-367
March 23, 1993 (15 Land Use, 2 Circulation Element Subitems).GPA 93-01/Reso. #93-142	
May 12, 1993 (Sphere of Influence/Montreux SPA #11).....	GPA 93-01/Reso. #93-162
April 6, 1994 (Fire, Parks, Trails).....	GPA 94-01/Reso. #94-151
September 7, 1994 (Industrial & Human Services Policies)	GPA 94-02/Reso. #94-381
November 16, 1994 (Pine St/13th Ave).....	GPA 94-03/Reso. #94-394
February 7, 1996 (Deletion of SPA #10 & Residential Policy).....	GPA 95-02/Reso. #96-032
June 5, 1996 (Land Use Commercial Policy/So. Esc. Blvd.)	GPA 96-02/Reso. #96-181
May 7, 1997 (Daley Ranch/SPA #2)	GPA 96-04/Reso. #97-02
September 10, 1997 (3 Land Use Subitems)	GPA 97-01/Reso. #97-167R
Decemeber 17, 1997 (East Grove SPA #12).....	GPA 96-03/Reso. #97-296
November 3, 1998 (Proposition S)	Approved by the voters of Escondido
November 18, 1998 (Montiel Road Planning Area).....	GPA 98-01/Reso. #98-249
July 19, 2000	99-03-GPA/Reso #2000-21(R)
July 19, 2000	99-02-GPA/Reso #2000-127
August 2, 2000	GPA 98-02/GPA 99-01/Reso. #2000-186(R)
November 15, 2000.....	GPA 99-01/GPA 2000-03/Reso #2000-285

ESCONDIDO GENERAL PLAN

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ACKNOWLEDGMENTS

General Plan Oversight Committee

Brian Bateman
David Ferguson
Phyllis Hassinger
Tom Knipstein
Richard Sola
John Williamson

David Drake
Earle "Bill" Frey
Sid Hollins, Chairman
Lori Pfeiler
Tom Tucker

Planning Staff:

Randy Mellinger, Deputy Planning Director/Project Manager
Jay Petrek, Associate Planner/Project Planner
Robert A. Leiter, Former Community Development Director
Jonathan Brindle, Assistant Planning Director
Dawn Suitts, Senior Planner
Joyce Crosthwaite, Senior Planner
Lori Asper, Senior Graphics Technician
Mark Hill, Graphics Technician
Laura Kapusnik, Graphics Technician

Consultants:

E.R.C.E.; Environmental Consultants
Freilich, Stone, Leitner and Carlisle; Attorneys
Hamilton, Rabinovitz and Alschuler; Fiscal Analyst
Hughes, Heiss & Associates; Municipal Services Analyst
Icon Graphics; Desktop Publishing
Illingworth and Rodkin, Acoustical Analyst
Dr. Oscar Kaplan; Public Opinion Analyst
Keyser Marston; Economic Analyst
Jerry Ogburn Associates; Community Facilities and Open Space Planner
Morgan Woollett & Associates; Demographer

ACKNOWLEDGMENTS

Citizens' Task Force

Barry Baker
Darrell Daugherty
Kayo Henry
Niel Lynch
Joseph Mecaro
Lori Pfeiler
Raymond Stone
Bill Teas
Eugene Wilson

Wilbur Bradley
David Drake
Warren Henry
Charles McGill
Ernest Navarro
June Rady
Suzanne Strassburger
Thomas Tucker
Burnet Wohlford

Kitty Burbridge
Earle "Bill" Frey
Keith Kelley
Robert McNatt
Manuel Palma
Richard Sola
Lynn Tagge
John Williamson

Planning Staff:

Brian Smith, Former Assistant Planning Director/Project Manager
Dawn Suits, Senior Planner
Jay Petrek, Project Planner

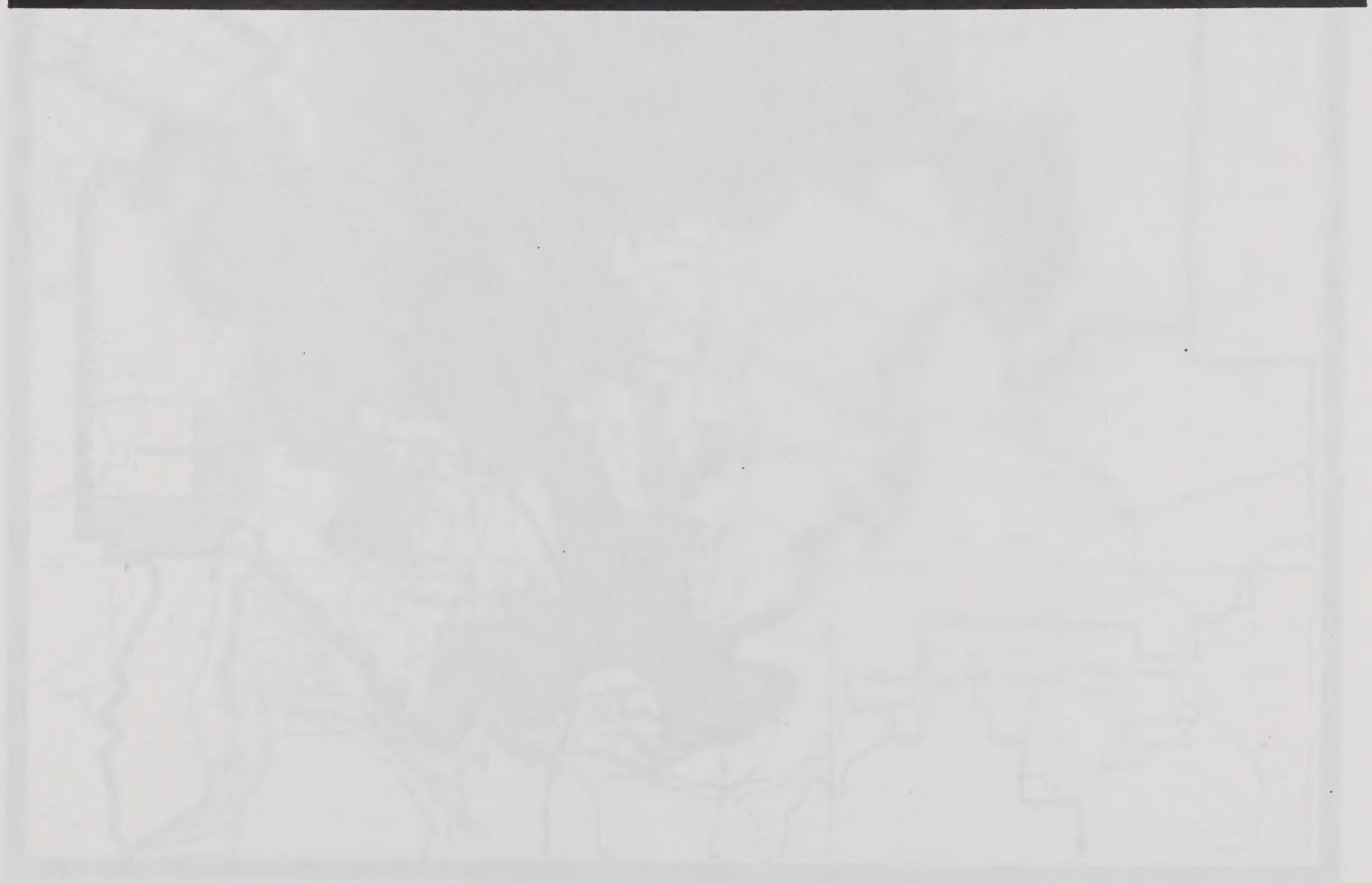
Consultants:

Sedway Cooke Associates, Urban and Environmental
Planner and Designs
WESTEC Services, Environmental Consultants
Willdan Associates, Traffic Engineers and Planners
Charles M. Slater Associates, Acoustical Consultants
Moore, Iacofano, Goltsman; Public Participation Consultants

City Staff:

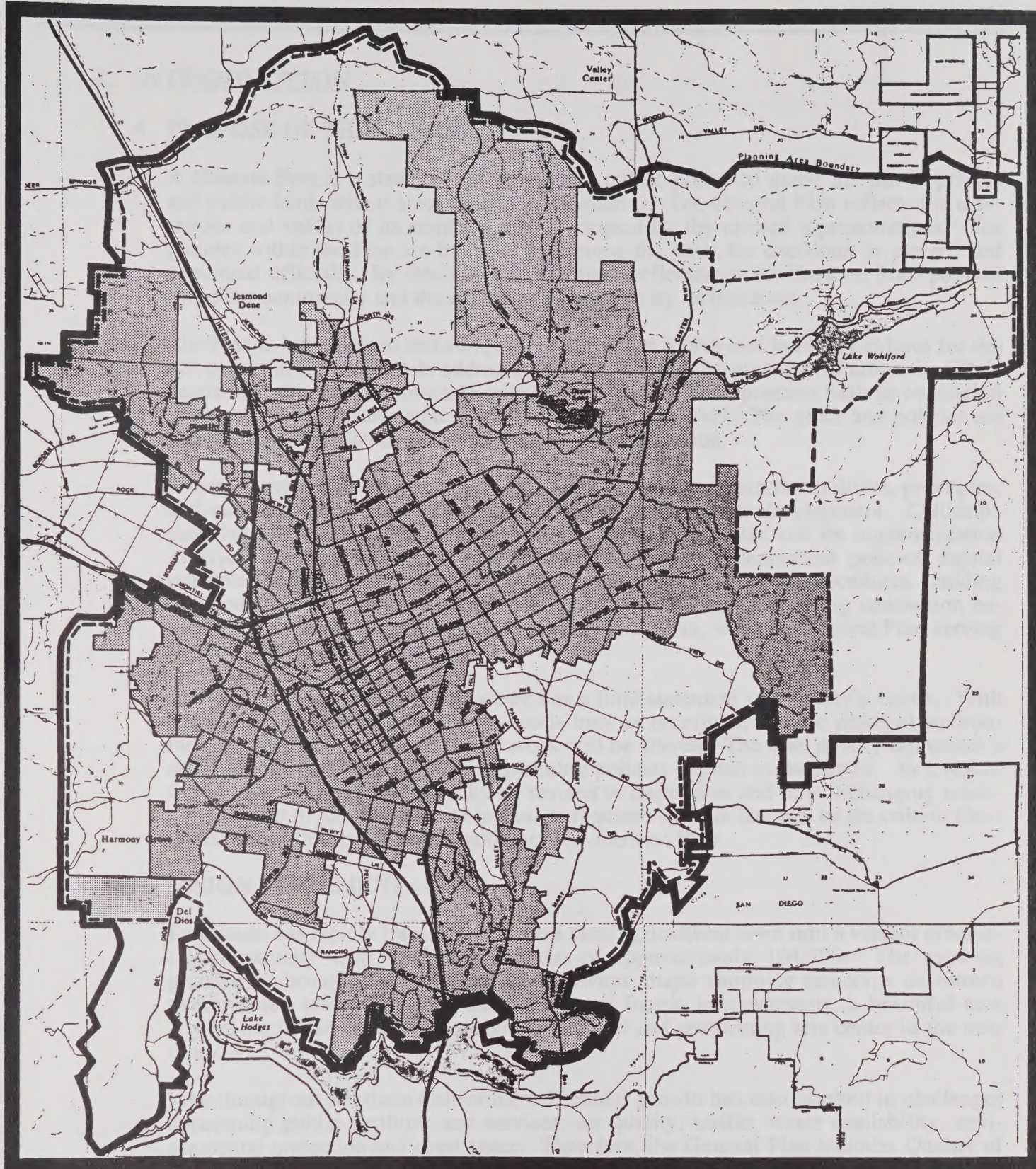
Mike Adams, Director of Public Works
Don Anderson, Parks and Recreation Director
Jack Anderson, Deputy City Manager
Ron Anderson, Assistant Director of Public Works/City Engineer
Phil Broughton, Traffic Engineer
Dave Chapman, City Attorney
Doug Clark, City Manager
Mark Dossa, Management Analyst (Police Department)
Jeffrey Epp, Assistant City Attorney
Pat Getzel, Housing and Redevelopment Manager
Rolf Gunnarson, Assistant Executive Director, (CDC)
Graham Humphrey, City Librarian
Tim Huntley, Director of Special Projects
Julie Kolker, Human Services Analyst
Fred Luedtke, Assistant City Engineer
Joyce Masterson, Management Analyst (City Manager)
Bob Richardson, Former Management Analyst (City Manager)
Natasha Riley, Housing Grants Analyst
Jerry Van Leeuwen, Director of Community Services
Bob Watts, Fire Chief
Dennis Wilson, Deputy City Manager
Susan Wurtzel, Housing Program Coordinator

INTRODUCTION



PLANNING BOUNDARIES

- Planning Area
- Sphere of Influence
- City of San Francisco City Limits



PLANNING BOUNDARIES

- Planning Area
- Sphere of Influence
- City of Escondido: City Limits

Figure I-1

I. INTRODUCTION

A. PURPOSE OF THE GENERAL PLAN

A General Plan is a statement of long-range public policy to guide the use of private and public lands within a community's boundaries. The General Plan reflects the aspirations and values of its residents and is adopted by the elected representatives. The policies within the Plan are intended to become the basis for decisions by elected and appointed officials. By this means, the values reflected in the General Plan policies shape the community and the quality of life sought by its residents.

The Plan is both general and comprehensive in that it provides broad guidelines for development in the City, while addressing a wide range of issues that will affect the City's desirability as a place to live and work. The General Plan represents both an evaluation and vision of the future, typically 15-20 years, and beyond. The goals and policies are aimed at guiding growth and development in that direction.

It is an internally consistent document in that the goals, objectives, policies, principles, and standards present a comprehensive, unified program for development. California planning law requires consistency between the General Plan and its implementation programs—zoning and subdivision ordinances, growth management policies, capital improvements programming, specific plans, environmental review procedures, building and housing codes, and redevelopment plans. Thus, there is a strong connection between a community's policies and its regulatory system, with the General Plan serving as the City's "constitution."

The General Plan should not be viewed as a final statement of the City's vision. With time, its population will change, its goals may be redefined, and the physical environment in which its residents live and work will be altered. The Plan simply represents a depiction at this particular point of planning policies applied to the future. As a result, the General Plan may periodically be revised to respond to and reflect changing conditions subject to full public participation as required by state law and to the criteria identified in the "Implementation" section of this General Plan.

B. VISION STATEMENT

Escondido has rapidly transformed from a rural agricultural town into a vibrant urbanizing community with a 1990 population of approximately 104,500. The growing process has brought thoroughfares and freeways; major shopping centers; a downtown revitalization effort, including streetscape and facade improvements, a beautiful new city hall; a transit center; and a regional cultural and performing arts center in the near future.

Like throughout Southern California, substantial growth has also resulted in challenges concerning public facilities and services, air quality, traffic, water availability, environmental protection and open space. Therefore, the General Plan includes Quality of Life Standards and a Growth Management Element to assist in sustaining these standards.

The General Plan has a buildout population goal of 150,000-165,000. With the Land Use designations, environmental policies, and Growth Management System, it is anticipated that the population of Escondido will be approximately 150,000 in the year 2010. The General Plan is a comprehensive document with policies not only directed at land use and private development, but also public facilities and services. Furthermore, it in-

cludes community goals regarding human needs, such as child care and housing, as well as our cultural enhancement.

The implementation of the General Plan will not only result in land use ordinances directing development, but will also attempt to coordinate programs which complement each other rather than compete with each other. With implementation of the goals and policies of the General Plan, the following is envisioned for Escondido:

1. Downtown

A City's identity is reflected in its downtown area. As a result of the Downtown Specific Plan and projects approved by the Community Development Commission, the downtown will be the activity center for the City. Anchored by City Hall and Civic Center, the downtown area will continue to be revitalized as an attractive place to work, shop, and reside. The pedestrian-oriented retail core will complement the attraction of the Civic Center, resulting in daytime and nighttime activity.

Facade improvement programs, street improvements and high quality design standards have been adopted and will result in a downtown that is a source of pride for Escondido residents.

2. Urbanized Core

The urbanized core area essentially surrounds the Downtown Specific Planning Area. It includes industrial and commercial development along the I-15 and Highway 78 corridors and existing commercial along Escondido Boulevard and East Valley Parkway.

New retail uses will be established only after careful consideration of the economic and fiscal impacts upon existing retail. New industrial development in the Quail Hills Specific Plan will be less intensive than much of the existing industrial uses in the City and will reflect quality design standards.

Revitalization efforts similar to the downtown area will be applied to existing commercial and industrial areas, especially where there is high visibility. Existing residential areas will be preserved where single-family neighborhoods are well established and new housing opportunities will occur where substandard housing stock and infrastructure deficiencies exist in existing residentially zoned areas, such as the area south of downtown between Escondido Boulevard and Centre City Parkway.

3. Developing Areas

Surrounding the urbanized core area are many established neighborhoods with vacant or underdeveloped properties still available for growth. As a result of the growth management policies, detailed plans will be adopted to ensure that adequate schools, infrastructure, services and open space are provided in a timely manner.

Coordinated efforts of City government, private development, existing residents, and other agencies providing facilities and services will result in strategic planning to ensure acceptable quality of life standards for new and existing development.

The developing areas include land use designations which generally reflect topographic constraints, the need for environmental protection and the preservation of

the character of established neighborhoods. With implementation of the General Plan through public and private endeavors, growth will be managed to ensure compatibility, sensitivity to the environment and adequate public services.

4. Perimeter Areas

The natural setting of Escondido is that of a "hidden valley" surrounded by prominent hills and ridgelines to the north, east, and southwest, Lake Hodges to the south, and the City of San Marcos to the west along the Highway 78 corridor. Therefore, the potential of urban sprawl "consuming" the identity of Escondido is limited.

However, ridgeline and hillside development has occurred in some areas. To avoid further loss of our natural terrain, policies in the open space and land use elements call for strong measures to protect ridgelines, steep slopes and environmentally sensitive habitats. Rural land use designations have been applied to these areas to reduce the potential of conflict with these policies.

New communities are reflected in some of the Specific Planning Areas (SPA's). Development activities have commenced in a few of these SPA's, including the Palos Vista, Cloverdale, and Lomas Del Lago areas. A new community in Valley View in the east is also envisioned.

SPA policies for these new communities will result in high-quality development sensitive to environmental resources, such as ridgelines, slopes, and community viewsheds.

The remainder of the perimeter areas will remain in estate and rural neighborhoods or large areas of open space, such as the area around Lake Wohlford, where hiking and multi-use trails and recreational activities will be predominant.

5. Transportation

Since over 70 percent of the General Plan area has been built out in terms of population objectives, many of our street segments and intersections will continue to operate at congested levels, especially during peak hours. This will occur primarily at freeway interchanges and in the urbanized core where regional and local traffic cannot be readily accommodated, due to existing development and the higher trip generation of commercial and industrial uses.

In addition, extensive road widening may not be desirable along critical streets, such as Centre City parkway and Bear Valley Parkway, due to environmental considerations. Both of these thoroughfares have mature trees, which are considered valuable visual resources for the city. Streamcourses also exist along some of the streets listed in the circulation element, which require preservation or substantial mitigation.

These environmental considerations may outweigh the need for smoother traffic flow. However, every effort will be made to ensure adequate and safe traffic circulation.

Even in the impacted urbanized areas, efforts will be made through the support of regional transportation, such as the Escondido-Oceanside light rail and a proposed rail line between the Escondido Transit Center and North County Fair.

Transportation System Management (TSM) measures will be implemented through the development process, capital improvement program and regional programs. The consolidation of access driveways and the installation of raised medians will reduce potential traffic conflicts. Park-and-ride facilities will be coordinated with Caltrans, as well as transit stations with North County Transit District.

Bus turnouts and shelters will be required where requested by NCTD. Sidewalks, pedestrian crossings and street lighting will be enhanced for pedestrian safety.

6. Open Space

In addition to hillside and ridgeline protection policies, the City will emphasize the preservation of open space in local and regional programs. A hiking trail system is envisioned around the perimeter of the City with connections to City parks. Particular attention will be given to trail connections and visual protection for the San Dieguito River Regional Open Space Park, which is being implemented along the southern boundaries of the General Plan area, and connecting with other regional trail systems.

City parks will continue to be developed with an emphasis on neighborhood parks which are pedestrian oriented. The City's regional parks will be maintained as recreational centers sensitive to existing water features and natural resources in the parks. Community parks and centers will continue to provide the more intensive recreational facilities.

7. Community Identity

With the implementation of this General Plan, Escondido will serve as a regional cultural, commercial and transportation center for North San Diego County. The downtown will highlight this regional identity. Preservation and rehabilitation of the urbanized core will provide affordable housing opportunities in a livable manner.

Increased attention to adequate community facilities and services through the Growth Management Element will maintain and improve the quality of life in Escondido. Preservation and revitalization of existing neighborhoods will further enhance the community identity. Planning will be coordinated on a continuous basis between City departments, the school districts, service districts, the County and regional entities to ensure realization of the Goals and Objectives of the General Plan.

Community involvement in these planning and implementation processes will continue to grow, due to the nature of the many programs necessitated by the General Plan. A strong sense of community pride and participation is anticipated as a result of fulfilling the goals of this plan.

C. COMMUNITY GOALS AND OBJECTIVES

The Escondido City Council has fully supported the need to solicit widespread community input on the goals that should direct the community's future. Two Council-appointed General Plan Committees were charged to listen to and interpret community opinions about matters pertinent to the General Plan. A series of five community workshops were held in late spring and summer of 1987 to discuss citywide and neighborhood issues, community assets, liabilities, and land-use options. The culmination of these meetings resulted in a set of community goals and objectives which would provide a framework for establishing policies, standards, and guidelines for future growth in the City's Planning Area and provide certainty in the General Plan's implementation. These goals and objectives were refined through the Growth Management Oversight Committee process in 1989 and subsequently adopted as part of this General Plan.

GOAL 1: Plan For Quality, Managed Growth

Objectives:

- a. Establish a growth management system which develops facilities and services plans both communitywide and for specific neighborhoods based upon identified quality of life standards.
- b. Adopt policies encouraging compatible in-fill development which will improve existing neighborhoods.
- c. Allow new development to occur only when facilities and services plans are adopted for the area for which the development is proposed.
- d. Improve coordination with the county and surrounding cities regarding planning for areas beyond the city limits to address regional issues and to protect the goals and objectives of the General Plan.

GOAL 2: Improve Circulation And Safety For Vehicles And Pedestrians

Objectives:

- a. Establish feasible levels of service for intersections and street segments which will be incorporated into facilities plans.
- b. Enhance carrying capacity of existing streets and intersections in the urbanized core through transportation management systems, support for public transportation and carpooling, and coordination of improvements through the overall capital improvement program and neighborhood facilities plans.
- c. Develop a circulation impact model which will determine the impacts of development and implement mitigation measures to ensure consistency with facilities plans.
- d. Improve bicycle and pedestrian safety through the installation or improvement of sidewalks, a trail system in coordination with the Open-Space Element, and intersection controls.
- e. Support the restoration of school bus service and other means of improving student safety.

- f. Participate in regional transportation efforts including but not limited to park-and-ride facilities, Transportation System Management efforts, and public transit.

GOAL 3: Preserve And Enhance Existing Neighborhoods

Objectives:

- a. Establish objective guidelines for controlling density increases in existing residential neighborhoods.
- b. Limit the conversion of predominantly residential neighborhoods to nonresidential uses, and require effective buffers and mitigation measures through Conditional Use Permits when appropriate nonresidential uses are proposed.
- c. Establish land-use designations which reflect the character of existing neighborhoods.
- d. Adopt and implement area plans to preserve and/or improve existing neighborhoods.
- e. Continue property maintenance programs through public information and code enforcement.

GOAL 4: Provide A Range Of Housing Opportunities For All Income Groups

Objectives:

- a. Establish and maintain a current housing needs assessment through the Housing Element.
- b. Adopt land-use designations which will allow for housing opportunities for all income levels.
- c. Establish strategies for low- and moderate-income housing opportunities, including neighborhood area plans, senior housing, and specialized housing needs.
- d. Continue support for housing rehabilitation.
- e. Promote well-planned and well-designed affordable housing.
- f. Support the continued operation of mobile home parks and develop strategies for mobile home resident ownership.

GOAL 5: Encourage more high quality industrial, retail, manufacturing and service-oriented businesses that create and maintain a strong economic base and provide an environment for the full employment of a diverse set of skills.

Objectives:

Develop multiple core employment use areas with quality design and development standards that allow sufficient area for general, light, high technology and office industrial; research and development; and professional office uses.

- a. Continue to evaluate economic development strategies and policies, that effect evolving commercial, industrial, office, retail, and tourist-oriented land uses.
- b. Continue to restrict encroachment of non-related commercial or residential uses in industrial areas and consider adaptive reuse zoning for over-saturated retail zoned areas.
- c. Promote Escondido's role as the cultural, financial, medical, governmental, commercial and transportation center of Inland North County.
- d. Continue to streamline and provide effective administration and review processes.
- e. Make business retention and expansion a primary component of Escondido's economic development strategy.
- f. When appropriate, provide incentives for the attraction and retention of businesses giving special consideration to businesses that provide well to high paying jobs, are healthy and non-polluting, and use recycled materials in their production or service provision process.
- g. Encourage partnerships, collaborative relationships, and interaction among the City, educational institutions, outside agencies and industry to achieve common goals, economic growth, and beautification objectives, and bring a jobs/housing balance.
- h. Take an active role in forums that involve activities having regional economic effects.
- i. Support the following concepts as important aspects of the industrial sector in Escondido:

- value high technology, research and development, and various industrial uses as important integral part of a sustainable economic base.

- maintain a variety of industrial lot sizes.

- support urban renewal of older industrial areas by the private sector.

- support projects that enhance City gateways.

- support quality business park development.

GOAL 6: Create a Viable Urban Downtown

Objectives:

- a. Create a distinct identity for the downtown by encouraging activities that traditionally locate in a pedestrian-oriented downtown area, including offices, restaurants, and specialty retail shops.

- b. Implement the Downtown Revitalization Plan through the adoption of a Specific Plan.
- c. Promote residential development in specified areas within the Downtown Specific Plan to enhance revitalization effort.
- d. Identify compatible uses in the Downtown Specific Plan which will attract a high daytime and nighttime population to the area.

GOAL 7: Create an Aesthetically Pleasing and Culturally Diverse Community

Objectives:

- a. Adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage outdoor storage, and other visual impacts of development projects.
- b. Establish landscaping guidelines for all areas of the city.
- c. Preserve significant historic and cultural features through ordinances and incentive programs.
- d. Preserve natural resources such as creeks, steep slopes and ridge lines as visual amenities.
- e. Develop a system of open-space corridors and trails throughout the city.
- f. Develop a strong community identity through urban design standards, downtown revitalization, cultural activities, visual gateways to the city.
- g. Encourage rehabilitation and beautification of commercial and industrial areas.
- h. Refine design guidelines and provide staff assistance to encourage individual industries to upgrade the visual appearance of their properties.
- i. Develop procedures for expedient review, and clear standards for approval of the location and nature of outdoor storage in a manner which maintains the character of the area, and which is not unduly obtrusive.
- j. Aesthetic improvement shall be accomplished by implementation of landscaping, screening, and programs which encourage property maintenance and upgrades.

GOAL 8: Preserve Escondido's Natural and Scenic Resources

Objectives:

- a. Establish policies to preserve visually prominent vegetation, including existing street trees and mature ornamental trees in existing neighborhoods.
- b. Support environmental protection policies in this General Plan to protect or adequately replace sensitive habitat areas such as wetlands and oak woodlands, including coordination with state and federal agencies having jurisdiction over such areas.

- c. Maintain a rural residential and open-space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.
- d. Establish criteria for measuring the impacts of development on air quality and participate in efforts to attain state and federal air quality standards through appropriate mitigation measures.
- e. Establish density and development standards designed to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts.
- f. Develop and implement communitywide resource conservation programs.

GOAL 9: Support Agriculture While Planning for Possible Land Transition to Urban Uses

Objectives:

- a. Maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.
- b. Buffer agriculture from more intensive urban uses with intermediate land uses which are mutually compatible.

GOAL 10: Provide Continued Community and Social Services for a High Quality of Life

Objectives:

- a. Adopt basic quality of life standard to guide the development of community-wide and neighborhood facilities plans.
- b. Continue to support public and privately operated community services programs to serve the entire community.
- c. Provide incentives for development to provide facilities which exceed minimum standards and correct existing deficiencies.
- d. Continue strong support of recreational programs for all age groups and emphasize the development of neighborhood and "pocket" parks especially in existing neighborhoods.

GOAL 11: Provide a Safe and Healthy Environment for all Escondido Residents

Objectives:

- a. Establish service levels for police and fire protection which will be maintained with new development without adversely affecting service levels for existing developments.
- b. Continue coordination with county and state officials to deal with issues involving toxic materials and adopt ordinances to implement the County Hazardous Waste Management Plan or equivalent.

- c. Establish grading drainage and erosion control standards which control surface runoff associated with new development while preserving natural resources.
- d. Participate in local and regional programs to meet state and federal air and water quality standards.

GOAL 12: Provide Certainty in Implementing the General Plan

Objectives:

- a. Observe the stringent and consistent objective criteria located in the Implementation Chapter which must be satisfied before the General Plan can be amended.
- b. Revise zoning, grading, and subdivision ordinances and adopt other ordinances including the requirement of facilities plans which will implement the goals and objectives of the General Plan.
- c. Adopt performance criteria within appropriate ordinances to ensure land-use compatibility, environmental protection, and improvement of neighborhoods identified in the Land Use Element of the General Plan.

D. QUALITY OF LIFE STANDARDS

In conjunction with the Goals and Objectives included in the General Plan, a series of Quality of Life Standards have been developed to establish minimum thresholds of service levels for various public improvements and facilities. In developing Subarea Facilities Plans consistent with the policies set forth in the Growth Management Element (see Chapter VI), the existing facilities will be evaluated and measures taken to ensure that adequate service levels are maintained.

The timing of development in the Tier 2 and 3 areas (see Growth Management Element) will be dependent upon the provision of facilities and services based upon these standards. Although development in the Urbanized Tier 1 will not be restricted from a timing perspective by the Quality of Life Standards, they will be used as the basis for capital improvement programs, impact fees and other financing mechanisms established to provide facilities and services for Tier 1 and for Citywide needs.

Quality of Life Standard 1: Traffic And Transportation

Circulation Element streets and intersections shall be planned and developed to achieve a minimum level of service "C" as defined by the Highway Capacity Manual as amended or updated or such other national standard deemed appropriate by the City. Level of service "C" represents stable traffic flow that is at the beginning range of conditions where individual users become significantly affected by the interaction of others in the traffic stream. Due to physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible in all areas at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system.

Where existing street or intersection capacities are below level of service "C," street, operational or Transportation System Management improvements shall be

required or planned to improve the service level to “C” when ever feasible based upon impacts of future development. Such requirements or plans may be incremental to accommodate future development or the recycling of existing development. Feasibility of level of service “C” shall be based on impacts upon existing development or environmental constraints along street segments or intersections.

Capital improvement programs and/or facility plans for all growth management tiers shall include Transportation System Management measures designed to maintain or improve levels of service at existing or developed intersections where these locations may be impacted by further development or traffic volume growth.

The City shall support public transportation facilities through such measures as requiring right-of-way for commuter rail or park-and-ride facilities, transit stops or facilities, or for other transportation needs. The City shall establish Transportation System Management measures and shall cooperate with agencies and coordinate with regional transportation plans and transportation agencies involving the San Diego Association of Governments (SANDAG) Vision 2020 population model to determine Quality of Life compliance.

Quality of Life Standard 2: Schools

The community shall have sufficient classroom space to meet state-mandated space requirements and teacher/student ratios with student attendance calculated on prescribed state and/or local school board standards. Implementation of this standard shall be the responsibility of the school districts, and other appropriate agencies.

Quality of Life Standard 3: Fire Service

In urbanized areas of the City, an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) calls and a maximum response time of ten (10) minutes for supporting companies shall be maintained. A minimum of seven (7) total fire stations each staffed with an ALS engine company shall be in place prior to General Plan buildout. For outlying areas beyond a five (5) minute travel time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. Travel time is the elapsed time from a verbal or computerized acknowledgment of the dispatch by the responding unit at the moment of departure from the station to its arrival at the scene. Response time is the elapsed time from receiving a call for service to the responding unit's arrival at the scene. The Fire Department intends to meet these times for no less than 90 percent of all emergency responses by engine companies.

Quality of Life Standard 4: Police

The City shall maintain a personnel staffing levels based on community-generated workloads and officer availability. Resources will be adjusted to maintain an initial response time for priority 1 calls (crimes in progress or life threatening) of no more than five (5) minutes and an initial response time for priority 2 calls (serious calls requiring rapid response but not life threatening incidents) of no more than six and one-half (6 1/2) minutes. Resources will be allocated to organize patrol areas and involve community members where appropriate to achieve Community Oriented

Problem Solving efforts. To the maximum economic extent feasible, the Police Department will take aggressive enforcement action against crime trends, including maintenance procedures and incorporating community involvement and education as a means to deter potential incidents.

Quality of Life Standard 5: Sewer System

The City sewer system shall have adequate trunkline, pumping facilities, outfall capacities and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity able to treat a minimum of 250 gallons per day for each residence on said system in urban areas or as established in the City's Sewer Master Plan.

Quality of Life Standard 6: Parks

The City shall provide a minimum of 5.9 acres of developed active neighborhood and community parks per 1,000 dwelling units in addition to 5.9 acres of passive park land and/or open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. Priority shall be given to acquiring and developing neighborhood parks in urban areas with the greatest need. School playground areas may be included as park acreage, provided, however, that neighborhood park amenities and facilities are provided and open to the public as determined by the City Council. Prior to buildout, the City shall provide a minimum of two (2) community centers and other specialized recreation facilities shall be incorporated into area-wide community facility plans.

Quality of Life Standard 7: Library Service

The public library system shall maintain a stock and staffing to meet the minimum standards set by the American Library Association of three (3) volumes per capita, which for Quality of Life standards shall be measured as 8 items per dwelling unit. The City shall provide appropriate library facilities with a minimum of .6 square feet of library facility floor area per dwelling unit of the City of Escondido prior to buildout of the General Plan.

Quality of Life Standard 8: Open Space

A system of open-space corridors, easement and acquisition programs and trails shall be established in the open-space, conservation and community facilities elements. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland and habitat or habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land-use designation.

Quality of Life Standard 9: Air Quality

The City shall implement feasible measures within the jurisdiction of the City to meet standards established by state and federal laws regulating air quality including, but not limited to, the reduction of the number of vehicular miles traveled, supporting public transportation, participating in the development of park-and-ride facilities, coordinating land-use approvals and occupancies with the Air Pollution Control District regulations,

increasing landscaping standards and promoting landscaping programs, and encouraging non-polluting alternative energy systems.

Quality of Life Standard 10: Water System

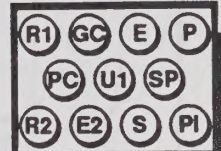
The City shall maintain provisions for adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 600 gallons per day per household or as established by the City's Water Master Plan. Federal and state drinking water quality standards shall be maintained. The City shall continue efforts to implement water reclamation and water conservation programs.

Quality of Life Standard 11: Economic Prosperity

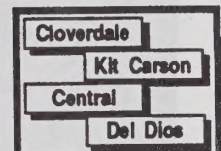
The City shall increase Escondido's median household income and per capita wage compared to the region by actively recruiting new businesses and expanding existing businesses that increase employment densities and retain skilled workers whose wage exceeds that of workers who earn a wage comparable to the San Diego Region's median household income, and bring new dollars into the local economy.

LAND USE

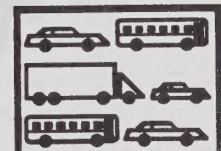
LAND USE CATEGORIES



NEIGHBORHOOD DESCRIPTIONS



CIRCULATION / TRANSPORTATION



HOUSING



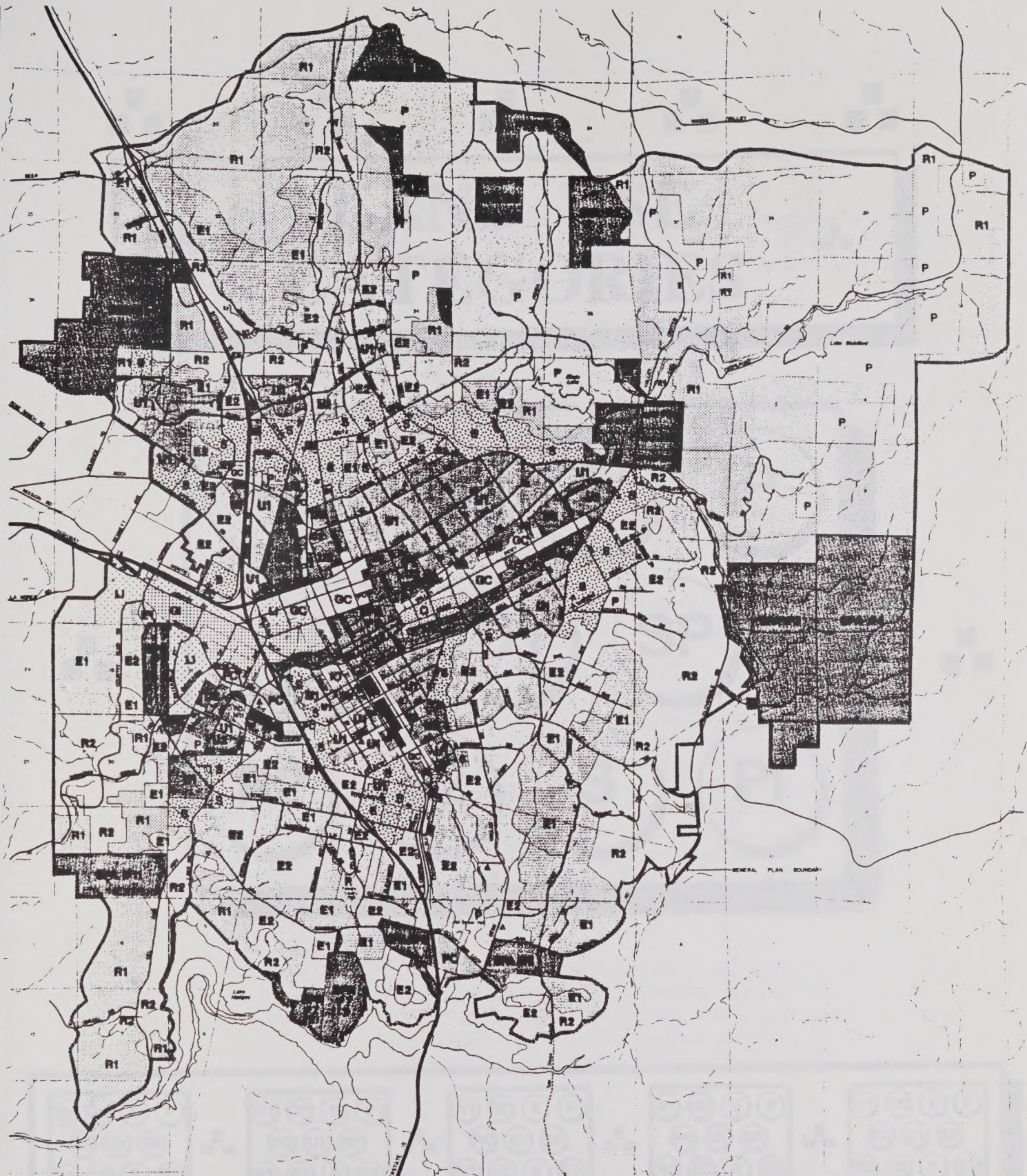
CITY OF ESCONDIDO GENERAL PLAN

- ☐ Single-Family Detached
- ☐ Single-Family Attached
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NOTES:
 1. The General Plan is a long-range policy document that provides a framework for the City's future development. It is not a legal document and does not have the force of law. It is a guide for the City's future development and is subject to change as the City's needs and circumstances change.



CITY OF ESCONDIDO GENERAL PLAN

- | | | |
|-----------------------------|-----------------------------------|---|
| P Public Lands/Parks | U1 Urban I | PC Planned Commercial |
| R1 Rural I | U2 Urban II | GC General Commercial |
| R2 Rural II | U3 Urban III | O Office |
| E1 Estate I | U4 Urban IV | LI Light Industrial |
| E2 Estate II | SPA Specific Planning Area | GI General Industrial |
| S Suburban | ▲ School Site | PC/MU Planned Commercial/
Mixed Use |
| | | IO Industrial Office |

NOTE:
Environmentally constrained or sensitive lands (i.e. natural floodways, steep slopes, stream courses, etc.) may substantially reduce densities and maximum development potentials. The General Plan Text should be consulted in determining the ultimate development potential for individual properties.

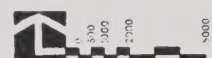
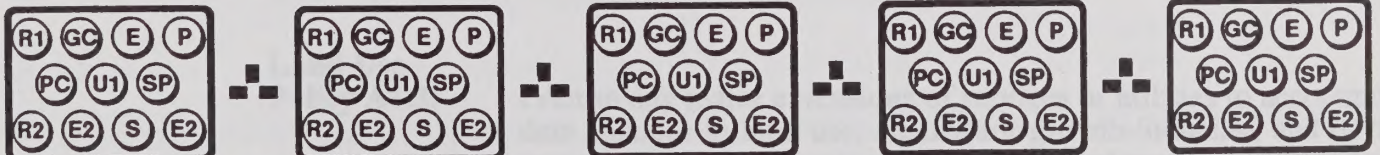
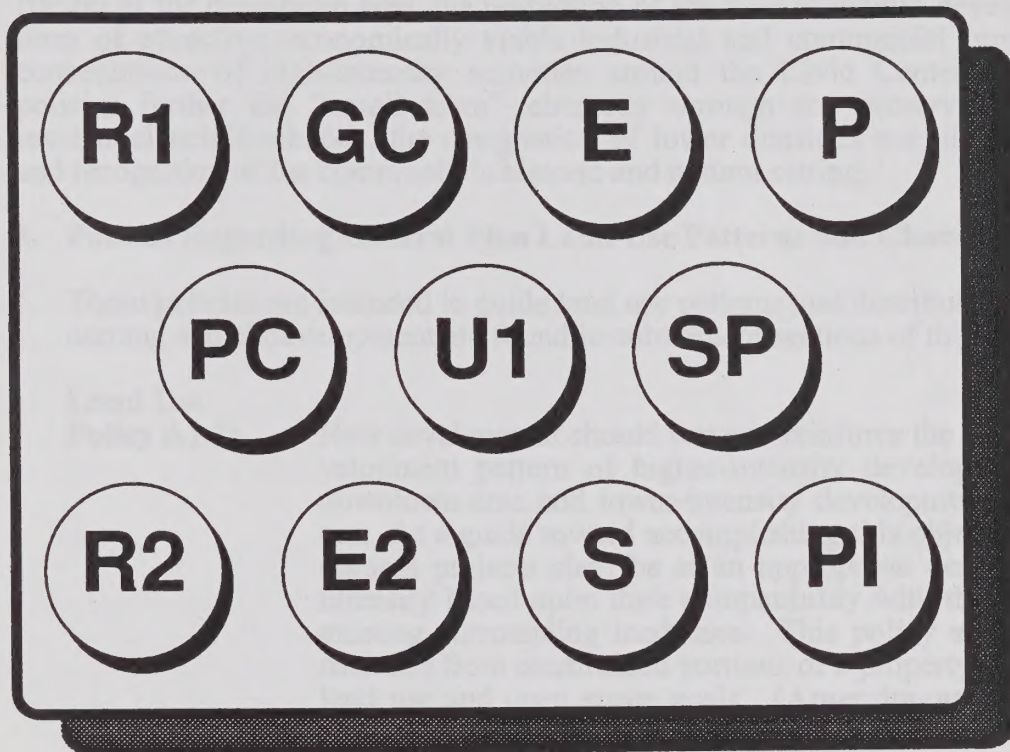


Figure II-1

LAND USE CATEGORIES



II. LAND USE

A. INTRODUCTION

The General Plan arranges major land uses to preserve the integrity and amenities of residential neighborhoods, as well as the economic viability of industrial areas and commercial activity centers. The Plan expresses land use policies in terms of broad land use categories which indicate desired predominant uses.

The intent of the land use policies and the Land Use Plan is to protect and implement the Goals and Objectives identified during the General Plan public participation effort. The policies herein foster Escondido's role as an urban center by stressing the revitalization of the downtown area, the promotion of the new economic development in the form of attractive, economically viable industrial and commercial projects, and the concentration of high-intensity activities around the Civic Center complex. The policies further the "small town" character through the preservation of existing residential neighborhoods, the designation of lower densities outside the urban core, and recognition of the community's historic and natural setting.

1. Policies Regarding General Plan Land Use Patterns and Character

These policies are intended to guide land use patterns and distribution. Policies concerning actual development are found in subsequent sections of this text.

Land Use

Policy A1.1:

New development should serve to reinforce the City's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals. **(Amendment to this policy is subject to voter approval.)**

Land Use

Policy A1.2:

The City should maintain its single-family residential development pattern, except in locations such as the downtown, along major transportation corridors, and around commercial and public activity centers, where higher densities are more appropriate. **(Amendment to this policy is subject to voter approval.)**

Land Use

Policy A1.3:

Prior to any major extensions of services or utilities to accommodate changes in land use, significant growth-inducing, and environmental implications including significant growth inducing impacts, shall be thoroughly reviewed based upon the Growth Management policies of this document and any necessary mitigation measures implemented.

**Land Use
Policy A1.4:**

The boundaries of the Land Use categories depicted on the General Plan are not precise. However, the categories are generally intended to avoid intensification of existing land use or zoning designations where land use compatibility and the objectives of the General Plan are at issue. **(Amendment to this policy is subject to voter approval.)**

B. LAND USE CATEGORIES

1. Policies Regarding Residential Development

**Land Use
Policy B1.1:**

Residential Density is defined as the maximum number of dwelling units permitted per acre, including streets within the development, excluding all ultimate circulation element street rights-of-way, adjustments for floodways as defined by the Federal Emergency Management Agency (FEMA—see Flooding Map) or the City, slope categories, and other environmental factors as designated in each land use category and/or open space/conservation element. Building intensity is based upon the number of dwellings per acre permissible in each category subject to constraints and opportunities provided by all General Plan policies. Limited nonresidential development, such as churches or schools, may occur in residential categories subject to state and local ordinances. **(Amendment to this policy is subject to voter approval.)**

**Land Use
Policy B1.2:**

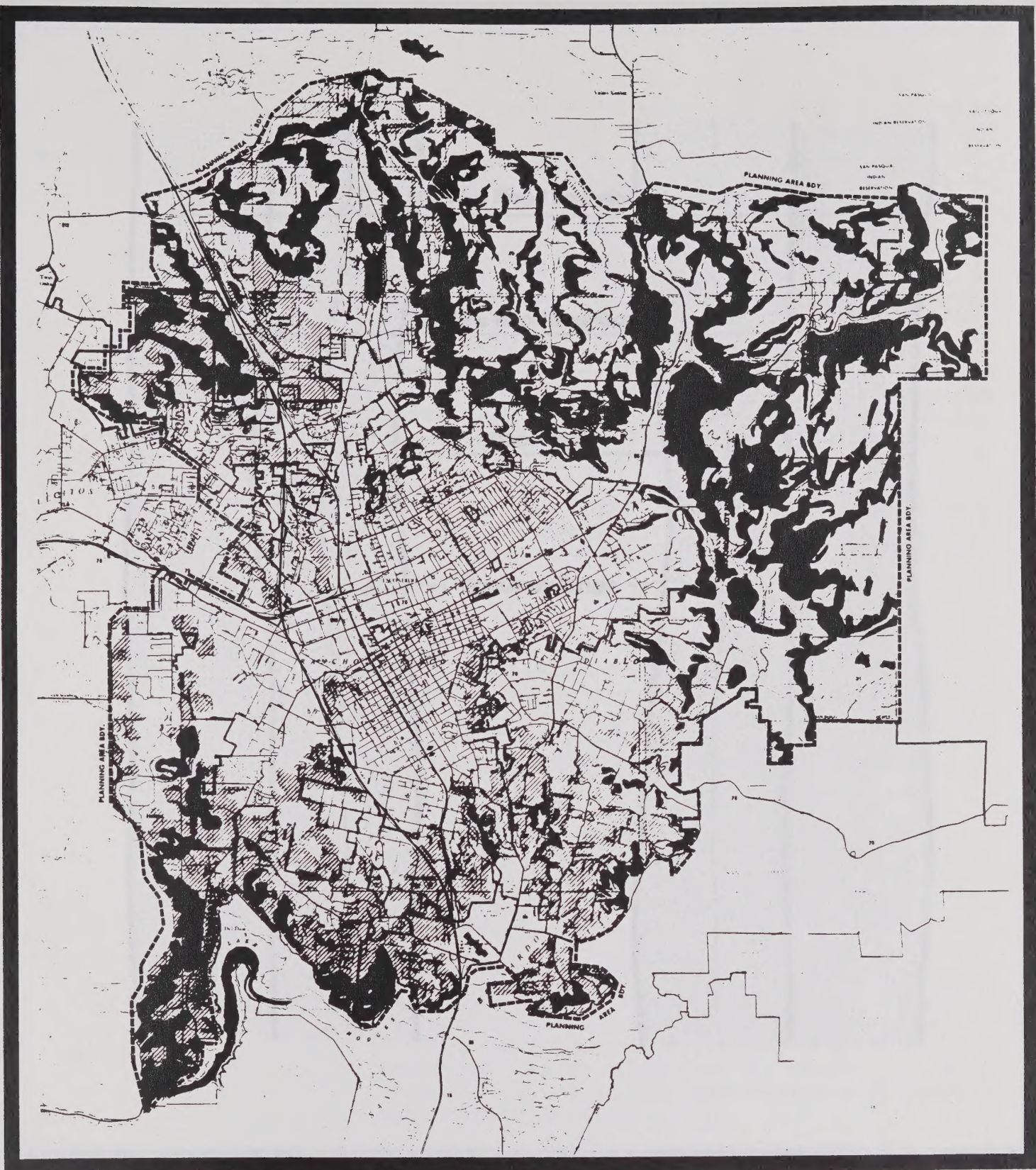
The maximum development yield for slopes over 35% are established only for the purpose of determining the potential for density transfer as permitted by the General Plan. **(Amendment to this policy is subject to voter approval.)**

**Land Use
Policy B1.3:**

No development shall be permitted on slopes greater than 35% or in natural 100-year floodways. If approved by the City and other appropriate local, state and federal agencies, an environmental channel may be considered within the floodway. Adequate landscaping, revegetation, flood control measures and usable open space beyond the embankments of the environmental channel shall be provided as determined by the City. **(Amendment to this policy is subject to voter approval.)**

**Land Use
Policy B1.4:**

Subject to City approval, parcels legally created prior to the adoption of this General Plan and wholly within constrained lands as defined in Land Use Policy B1.3 may be eligible for the development of a single dwelling unit, providing the property meets minimum lot size for the zoning and land use designations. **(Amendment to this policy is subject to voter approval.)**



SLOPE



0-15%



25-35%



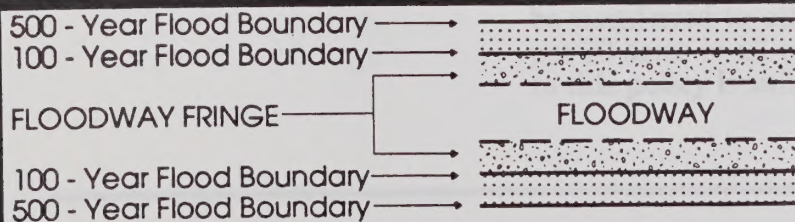
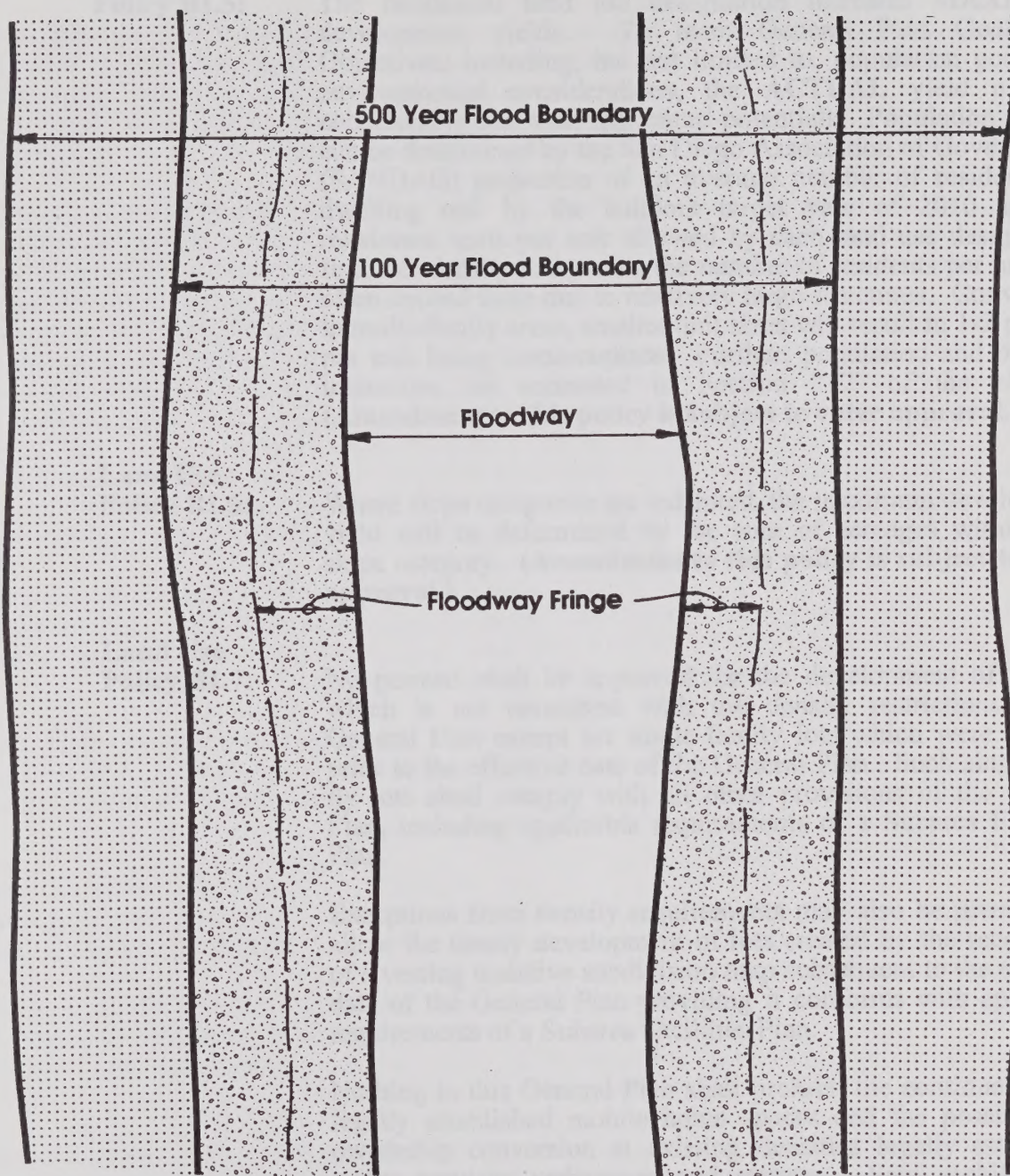
15-25%



Above 35%

GENERAL PLAN SLOPE CATEGORIES

Figure II-2



FLOODWAY MAP

Example for purposes of illustration only.

From Federal Emergency
Management Agency (FEMA)

Figure II-3

**Land Use
Policy B1.9:**

Residential categories are established for purposes of providing the City with a range of building intensities to address various site constraints and opportunities. Proposed development shall not exceed the densities shown on the Land Use Plan and outlined in this document as follows:

- (a) **RURAL.** This residential classification is applied to areas that are not intended to receive substantial urban services; that are distant from the developed valley floor; or that are steep (generally over 25% in slope) or contain sensitive natural resources. Development in this classification is primarily detached single-family development on large (over two acres) lots, the size of which shall vary with slope. Water supply may be from individual wells or public water systems. Septic systems may be permitted provided that they meet local health standards and do not adversely affect the groundwater. Two different classes of Rural designations are defined: Rural I and Rural II.

- (1) **Rural I**—To promote a rural living environment in areas of agricultural production, rugged terrain, environmentally constrained lands that are remote from urban development.

- a) The maximum development yield of Rural I lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 4 acres
25-35%:	1 dwelling unit per 8 acres
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 4 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.

- (2) **Rural II**—To promote a rural living environment in areas of agricultural production or rugged terrain that are relatively remote urban development.

- a) The maximum development yield of Rural II lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 2 acres
25-35%:	1 dwelling unit per 4 acres
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 2 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.

- (b) **ESTATE.** This residential designation is characterized by detached single-family homes on large lots. This designation is applied to areas that are on the fringe of urban development or in areas that are already characterized by an estate development pattern. Two different classes of the Estate designation are defined: Estate I and Estate II.

- (1) **Estate I**—To promote a large lot, single-family development in areas bordering Rural lands. This designation encompasses and permits development at one acre or larger. Public water systems should be required; septic systems may be permitted, provided that they meet local health standards and do not adversely affect the groundwater. This classification is typified by development along Mary Lane, North Broadway and around Felicita Park.

- a) The maximum development yield of Estate I lands shall be sensitive to topography and be calculated according to the following slope categories:

0-15%:	1 dwelling unit per 1 acre
15-25%:	1 dwelling unit per 2 acres
25-35%:	1 dwelling unit per 4 acres
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 40,000 square feet, unless the development is clustered in accordance with the cluster provisions in Chapter VII Implementation.

- c) If development is clustered, public sewers shall be required.

- (2) **Estate II**—To promote single-family urban development on relatively large lots. This designation shall be applied in transitional areas between more intensive urban development and rural areas. Public water and wastewater collection and treatment shall be required in these areas. This classification typified by development at Lomas Serenas, Rancho Verde, and along Citrus Avenue around San Pasqual Valley Road.

- a) The maximum development yield of Estate II lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	2 dwelling units per 1 acre
25-35%:	1 dwelling unit per 1 acre
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 20,000 square feet, unless the development is clustered in accordance with the cluster provisions in Chapter VII Implementation.
- (c) **SUBURBAN.** (up to 3.3 dwelling units per acre). This residential classification is characterized by single-family homes. The density is appropriate where the traditional neighborhood character of detached single-family units prevails. This classification is typified by development at Summercreek and areas southeast of Bear Valley Parkway along Citrus Avenue and along the south side of Avenida del Diablo.
 - a) The maximum development yield of Suburban lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	3.3 dwelling units per 1 acre
25-35%:	1.5 dwelling units per 1 acre
35+%:	1 dwelling unit per 20 acres
 - b) The minimum lot size shall be 10,000 square feet unless the development is clustered in accordance with the provisions in Chapter VII Implementation.
- (d) **URBAN I.** (up to 5.5 dwelling units per acre). Detached single-family homes, characteristic of much of Escondido, constitute this medium density category. In addition, mobile homes, patio homes, and zero-lot-line developments are permitted in this category. Typical development at this density is found along Country Club Lane and between Ash and Citrus north of Washington.
 - a) The minimum lot size shall be 6,000 square feet unless the development is clustered in accordance with the provisions in Chapter VII Implementation.
- (e) **URBAN II.** (up to 12.0 dwelling units per gross acre). This residential classification allows a wide range of living accommodations, ranging from conventional single-family units to mobile homes. Building intensity at the lower end of the density range would be appropriate adjacent to lower density residential areas. Housing types at the low end of the density range still would be characterized primarily by detached housing units, patio homes, and zero-lot-line pro-

jects. Building intensity at the higher end of the range is more appropriate adjacent to parks and other open spaces, along transit routes and major and secondary thoroughfares, and near recreational activity centers, libraries, shopping centers, and entertainment areas. Development at this level of intensity normally would be semidetached or attached units, and include duplexes, triplexes, and fourplexes.

Urban II serves as a buffer between low density residential areas and areas of higher density, commercial activities with greater traffic and noise levels. Typical Urban II development is found on North Broadway between Lincoln and Sheridan Avenues, and Citrus Avenue between Valley Parkway and the Flood Control Channel.

- (f) **URBAN III.** (up to 18 dwelling units per gross acre). This residential category is typified by low-rise townhouses and apartment buildings. This density is appropriate close to major community facilities and employment opportunities, and along major thoroughfares. This high density residential category should be used as a buffer between commercial activities and lower density residential areas. It should be used generally adjacent to commercial areas. Typical projects at this density can be found near Centre City Parkway at El Norte, east Grand Avenue, and near Washington and Fig.
- (g) **URBAN IV.** (up to 24 dwelling units per gross acre). This residential category is predominantly characterized by apartment buildings about three stories in height. This density is appropriate near community shopping centers and centers of employment to provide potential customers and office employees the opportunity to live near work. Representative development at this density is found south of 9th Avenue west of I15.

(Amendment to this policy is subject to voter approval.)

2. Policies Regarding Residential Preservation and Development

Residential Policy B2.1:

Residential neighborhoods shall be protected from the encroachment of incompatible activities or land uses such as heavy service commercial businesses which may have a negative impact on the residential living environment. **(Amendment to this policy is subject to voter approval.)**

Residential Policy B2.2:

In the design of both Rural designations and of Estate I single-family residential development, consideration should be given to public improvement standards which allow for a more rural environment, such as flexibility in street rights of-way, increased setbacks and pedestrian circulation systems such as trails or paths, provided health and safety is not compromised. **(Amendment to this policy is subject to voter approval.)**

**Residential
Policy B2.3:**

Mobile home parks should be given particular attention to ensure that building and safety regulations are continually met and that the mobile home parks are well maintained. Additionally, criteria will be developed to evaluate the conversion of mobile home parks to ownership or alternative uses. **(Amendment to this policy is subject to voter approval.)**

**Residential
Policy B2.4:**

A Land Use Area Plan will be developed for the **Old Escondido Neighborhood** (see map). This area is geographically defined by Escondido Boulevard on the west, Chestnut Street on the east, Fifth Avenue on the north, and Thirteenth Avenue on the south. The neighborhood is predominately characterized by older single-family residential housing stock. The area plan shall address the following objectives:

(a) Orientation towards pedestrian activities:

The improvement of area streetscapes to provide, at a minimum, street lights and continuous sidewalks.

(b) Preservation of the single-family residential character:

Introduction of zoning that discourages demolition of single-family dwellings that are subsequently replaced by high density multifamily units.

(c) Preservation of historic/cultural resources:

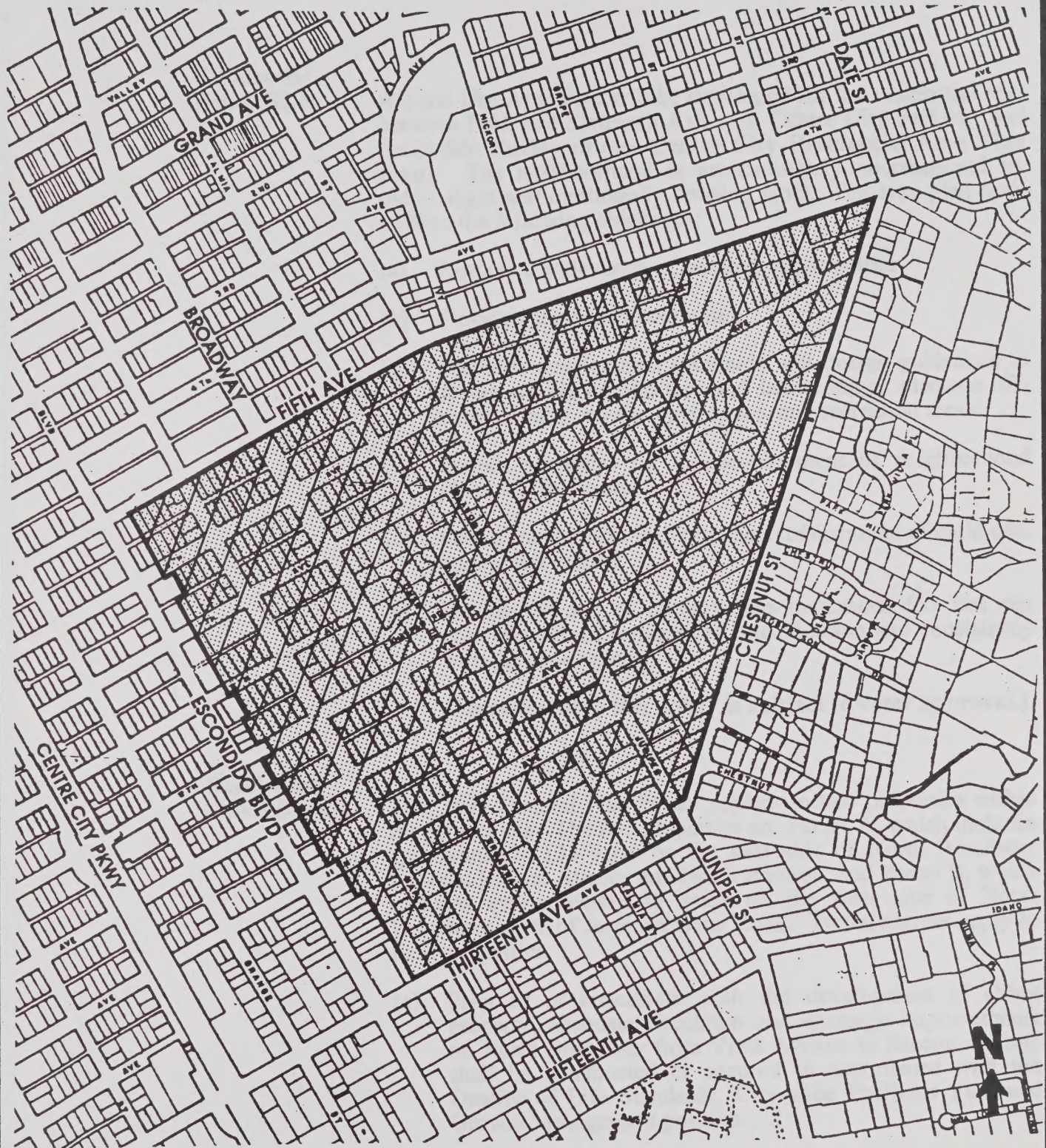
Consideration of a conservation district that would provide guidelines for protecting the historical/cultural resources in the area through design and development standards.

(d) Integration with Downtown Specific Plan and South Escondido Corridor Area Plan:

Development guidelines that require uses that will complement the two areas that border the neighborhood and provide a transition between the single-family residential core and commercial uses.

(e) Implementation measures such as overlay zones, design guidelines and incentive programs for rehabilitation and preservation.

(Amendment to this policy is subject to voter approval.)



OLD ESCONDIDO NEIGHBORHOOD AREA PLAN

**Residential
Policy B2.5:**

A Land Use Area Plan will be developed for the residential area between Fifth and Sixteenth Avenues, Centre City Parkway and Escondido Boulevard (see **Centre City Residential Area Plan map**). The neighborhood is predominately characterized by older single and multifamily housing stock. The area plan shall address the following objectives:

- (a) Promote a wide range of housing opportunities.
- (b) Provide adequate infrastructure.
- (c) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas.
- (d) Include strategies for the development of neighborhood parks within the area.
- (e) Create standards to facilitate the establishment of child care homes and centers.
- (f) Establish a density range where maximum densities can only be attained through lot consolidation and consistency with the above goals.

(Amendment to this policy is subject to voter approval.)

**Residential
Policy B2.6:**

This 1996 General Plan Policy applies to two properties within the project site. The two properties are Parcel A, which includes approximately 133 acres on the east side of North Broadway between Rincon Avenue and North Avenue, and Parcel B, which includes approximately 33 acres on the west side of North Broadway north of Jesmond Dene Road. Two measures apply to these properties:

- (a) Prior to or concurrent with the development of either property, adequate circulation and drainage improvements on North Broadway from Vista Avenue to Rincon Avenue shall be constructed or secured in accordance with the Quality of Life Standards, City-wide Facilities Plan and Growth Management policies.



CENTRE CITY RESIDENTIAL AREA PLAN

3. Policies Regarding Economic Development and Community Revitalization

INTRODUCTION

Escondido has experienced significant growth in the last 20 years. This growth will shape the City's future as both residential and business developments continue to locate and expand. The City's economic base is linked to the greater San Diego Area with a concentration of small businesses that provide goods and services to larger firms in the region. Overall prosperity of the community depends on competitive local businesses linked to the regional and international economy and a commitment of the community for providing the economic foundations necessary for their growth. The availability of appropriate land, combined with close proximity to employment centers and transportation corridors are major factors affecting the pace and nature of economic growth.

During the past several years, the Escondido community has conducted organized efforts to develop a written vision for Escondido. Beginning with the Escondido Community Dialogue and continuing with the Vision 2020 process that included Economic Development Roundtables, these efforts have engaged the community in the process of crafting a vision.

The need for a well-qualified and increasingly productive labor force is a critical factor in maintaining the competitive position of businesses in the community. The ability to meet labor force requirements is largely dependent upon a state-of-the-art education system, job training programs, and collaborations between business and education. Major issues facing Escondido's economic vitality include attracting economic growth and improving the City's jobs/housing balance. Additionally, Escondido's dependence on retail sales tax and construction related industries, as the primary source for financing city operations, can be volatile during economic downtrends. Advancing the development of the Quail Hills Specific Planning Area representing the City's largest comprehensively planned industrial park will help in stabilizing cyclical economic patterns.

Economic Policy B3.1:

Escondido shall promote its position as an economic center of North San Diego County through policies which sustain, improve and develop its regional and sub-regional commercial shopping centers. Or, work to adaptively reuse over-saturated retail space to a higher and better use.

Economic Policy B3.2:

The City will encourage a variety of economic activities in Escondido that:

- (a) diversify and balance the economic base and cushion the City's economy against a downturn in any one sector and against cyclical fluctuations,
- (b) provide a broad spectrum of employment opportunities ranging from semi-skilled to high-technology positions,
- (c) reduce the need for Escondido residents to commute out of the area,
- (d) improve the City's fiscal stability,
- (e) encourage all property development in office, commercial and industrial sectors to enhance overall property values,

- (f) maintain workable and effective environmental regulations and standards,
- (g) provide support products and services for local businesses,
- (h) expand opportunities for arts and artists supporting the City as a cultural destination, and;
- (i) encourage campus style development where feasible.

**Economic
Policy B3.3:**

The Downtown, East Valley Parkway, Centre City Parkway and Escondido Boulevard commercial areas shall continue to be revitalized by upgrading its appearance and achieving a coordinated land use pattern, including retail, offices, visitor-serving activities, and residential development.

**Economic
Policy B3.4**

The City shall encourage the appropriate mix of hotel, motel, arts-related and arts-compatible businesses, specialty retail, restaurants and entertainment, family-serving, and visitor-serving uses to accommodate residents, visitors, business, industry and patrons of the Center for the Arts and other cultural venues.

**Economic
Policy B3.5**

To attain greater economic stability, the City shall initiate incentive programs, implement policies, and perform regular reviews of fees, for revitalization of its existing industrial and commercial areas, as well as for the purpose of attracting a broad spectrum of new businesses and retaining existing businesses.

**Economic
Policy B3.6**

The City shall promote a broad partnership between business, primary, secondary, and collegiate educational institutions, that focuses on raising student performance and promoting continuing education in areas needed to enhance job skill traits to remain competitive in the changing job market.

**Economic
Policy B3.7**

The City shall establish criteria defining the type of businesses that should be actively recruited for locating and/or expanding in the community. The criteria should be updated as needed, and incorporate businesses with characteristics that would raise Escondido's median income. Criteria could include but not be limited to:

- (a) wage paid to employees,
- (b) benefits provided to employees,
- (c) employee density per acre,
- (d) skills required for employment, and;
- (e) full-time and part-time/contract/seasonal employee ratio.

**Economic
Policy B3.8**

The City shall evaluate its permit fees charged to new and existing businesses on a yearly basis, in an effort to reduce the cost of locating and/or expanding desirable businesses in Escondido.

**Economic
Policy B3.9**

Community wide commercial, office and industrial vacancy rates and employment land acreage shall be monitored periodically and evaluated against comparable rates and acreage's in the San Diego Region to determine appropriate measures needed to address inventory availability.

**Economic
Policy B3.10**

The City shall pursue state and federal grants aimed at constructing infrastructure improvements for areas that accommodate the development of employment lands.

**Economic
Policy B3.11**

The City shall collaborate with other area jurisdictions to attract and retain appropriate high-wage employment businesses in proximity to Escondido that provide residents with employment opportunities that raise the median income level.

**Economic
Policy B3.12**

The City shall promote and protect the wide range of local natural and historic resources found in Escondido including: Daley Ranch, Lake Wohlford and Lake Dixon, Grape Day, Kit Carson and community parks, Old Escondido Neighborhood and other important historic structures and places, to preserve the quality of life for residents, and to cultivate tourism, commercial recreation, and eco-tourism opportunities.

**Economic
Policy B3.13**

The City shall develop and periodically report on economic indicators that measure and compare Escondido's growth and position in the region. Such economic indicators may include but not be limited to:

- (a) job growth over a defined period,
- (b) building permit valuation,
- (c) sales tax revenues,
- (d) average wage in the community,
- (e) residents who work in Escondido; and,
- (f) composition of employment.

4. Policies Regarding Commercial Development

**Commercial
Policy B4.1:**

Four commercial land uses are established to meet the City's need for retail and assorted services. Three of the four commercial land uses are designated on the Land Use Plan and include Planned Commercial, General Commercial, and Offices. In order to indicate generally how intensely the various commercial areas should be developed, zoning districts with the desired character have been identified.

- (a) **Planned Neighborhood Commercial**—Planned Neighborhood Commercial includes convenience commercial uses that provide retail goods and services to residents in the immediate vicinity. The facilities may be freestanding or in small clusters on sites with a five (5) acre maximum size. Planned Neighborhood Commercial uses shall be separated by at least one (1) mile from any other commercial center or zone. This designation is permitted in every land use category including large Specific Planning Areas (SPAs). However, since the facilities are intended to serve the immediate neighborhoods, it may not be an appropriate use in many residential or industrial area.

Planned Neighborhood Commercial uses shall be within a convenient walking and/or bicycling distance from intended customers and shall be linked with surrounding neighborhoods by pedestrian and/or bicycle access. A minimum 20 foot landscape buffer shall be established around the project site between Planned Neighborhood Commercial uses and other uses to ensure compatibility. However, an increased buffer width may be required to ensure compatibility. Buffers shall include distance, plant matter and intensity, land forms or some other combination of the above. Landscape plans, traffic studies, and market analysis may be required. All buildings shall be low-rise and shall include architectural/design features which will be compatible with the neighborhood. Permitted uses and building intensities shall be compatible with surrounding land uses. Child care facilities are permitted in the Planned Neighborhood Commercial designation. Planned Development procedures shall be used to establish Planned Neighborhood commercial projects.

In addition, refer to Commercial Policies B4.5-B4.7 for additional policies relating to Planned Neighborhood Commercial.

- (b) **Planned Commercial**—This land use designation is intended to allow a variety of commercial activities within a self-contained, comprehensively planned commercial center. Appropriate uses with the Planned Commercial designation may include office and professional uses, tourist serving facilities, specialty retail, and other retail/service businesses. Key locations within the City's boundaries,

such as gateways to the City intersection of major roadways and in areas proposed for hotel/motel development, are designated as Planned Commercial.

Development plans for Planned Commercial areas shall address, at a minimum, the following issues: locations of all buildings, including orientation for light and air; intensity of development; height, scale and architectural design features; signage; buffers; landscaping; circulation and parking patterns; market analysis; and open space. The Planned Commercial designation shall be implemented through the Planned Development (PD) zone. The following areas have been designated for Planned Commercial uses and are shown on the Land Use Map. Individual areas may have site specific requirements which are designed to preserve its unique qualities and to ensure compatibility with existing and surrounding land uses. Some of these commercial centers have been developed and the text reflects that development.

- 1) **Cloverdale Road and Highway 78.** A commercial facility may located in the southwest quadrant of the intersection of Cloverdale Road and Highway 78, extending south to Old San Pasqual Road. Approximately 15 acres of the site shall be developed as a neighborhood shopping center to serve the surrounding planned residential development. The facility shall be aesthetically designed with high quality building and landscaping features, increased setbacks, and minimal grading impacts. The design shall be rural in character and compatible with the San Dieguito River Valley Regional open space park and shall provide for amenities which can be readily used by users of the park, such as trail access and picnic areas. Uses shall relate directly with the needs of the neighborhood and the rural setting. For example, a ranch style market would be more appropriate than a super-market.
- 2) **I-15 and Highway 78.** Deleted per Resolution 98-249 approved on 11/18/98.
- 3) **Iris and El Norte.** This five acre site is designated as Planned Commercial Development and is located on the north side of El Norte Parkway between Iris Lane and the Del Norte Plaza. The site contains several single-family residences and stands of mature trees. El Norte Parkway narrows to a two lane street west of the site and east of the I-15 interchange.

Any development on this site shall retain the majority of the mature eucalyptus trees and shall include a commensurate program to compensate for tree loss. Appropriate uses may include a mixture of office, restaurant, and retail. The tree preservation and com-

patibility with adjacent residences shall not be sacrificed. Heavily landscaped buffers and separation shall be provided and shall substantially shield views of the site from surrounding residential development.

- 4) **Ninth and Valley Parkway (West of I-15).** Currently the Del Dios Middle School occupies the 15-acre triangular block bounded by Valley Parkway, 9th Avenue, and Auto Parkway. Surrounding land uses are residential to the west and commercial development to the east, south, and north. Regional access and visibility from I-15 are good.

Special attention shall be given to ensure that any development of the site is architecturally compatible with existing development, is heavily landscaped, and includes adequate buffers and setbacks. A market analysis and traffic/circulation study shall also be required prior to development.

- 5) **Ninth and Valley Parkway (West of I-15).** Located at the southwestern quadrant of the intersection of Ninth Avenue and West Valley Parkway, this 26+ acre site shall be devoted to a planned commercial/community facility. The specific averages devoted to each use shall be negotiated upon consideration of a development proposal initiated by the property owner or the City. The proposed community facility needs shall be evaluated at the time of development and may include a variety of mixed uses or a single use including, but not limited to, park space community center active recreational uses, library, and/or low- or moderate-income housing. Special attention should be given to a development which preserves or reflects the natural topography as much as possible with adequately landscaped buffers between surrounding uses and the proposed development on the site. Traffic, circulation, and pedestrian patterns shall be carefully coordinated with existing and proposed development in the vicinity. The design of the commercial center shall blend with the community facility site in terms of landscaping, grading, parking, circulation and architecture. Provisions for adequate pedestrian access and lighting shall be included in the overall design of the site. The range of goods and services permitted should be compatible with existing development and could include those allowed under the Neighborhood Commercial designation with a grocery store as the preferred anchor for the center.

- 6) **Ninth and Valley Parkway (East of I-15).** This Planned Commercial area is located east of I-15 and north of Ninth Avenue. It is the site of the La Terraza development which was approved by the City Council in 1988 and which permits the development of office,

hotel, restaurant, and commercial land uses. The hotel will be a high quality, full service hotel with supporting improvements, such as room service and conference/ recreational facilities.

- 7) **Ninth and I-15.** This area at the southeastern intersection of Ninth Avenue and I-15 is especially sensitive due to visibility from Ninth Avenue and I15, proximity to single-family zoning to the south and east, and traffic capacity on Ninth Avenue. To address these concerns, any development proposal shall be processed with Planned Commercial Development zoning requiring that all development be subject to high quality, unified design guidelines which provide for superior architectural details.

Development on the eastern and southern portions of the site shall be restricted to office uses and shall prevent overlooking of adjacent residential properties, limit noise and lighting impacts, and shall be heavily screened through a combination of mounding, walls, and landscaping. Development plans shall also incorporate substantial buffers to provide an attractive view from both I15 and Ninth Avenue, as well as incorporate high quality landscaping throughout the project which exceeds normal City requirements in terms of size, quantity, and overall amounts. The scale of development and nature of uses shall be limited as necessary in order to generate no more than 3,690 vehicle trips per day based upon standards accepted by the City Engineer. Any future restaurant uses shall be full service as opposed to either a fast-food or drive-through variety. Retail uses should be freeway oriented and be integrated with office uses rather than located in large single tenant, freestanding buildings.

- 8) **Auto Park.** This 85-acre site is located west of I15 between Andraesen Drive on the west, and Del Dios Road to the east, and extends along Vineyard to West Ninth. The approved master plan describes generalized locations and land uses including auto dealership facilities, other automotive/ commercial related uses and a variety of commercial and office facilities. The auto dealers and auto related uses are located westerly of the Escondido Creek flood control channel with general commercial uses located on the Valley Parkway frontage and at the entrance to the auto dealership area west of the channel. Proposed uses and design features will be reviewed by the City for consistency to the Master Plan.

- 9) **Escondido Promenade.** The site consists of approximately 32 acres and is located east of Valley Parkway, north of Vineyard Avenue and west of I15.

This site is a comprehensively planned commercial development. Architectural features are consistently designed and maintained to ensure a high quality, single theme commercial area.

- 10) **South of 9th Avenue, West of I15.** Currently, this 8-acre site is the location of a private school and is designated for commercial uses. The existing uses or similar ones are appropriate under the General Plan designation; however, any change from a school or institutional use will require special studies. Any change to the existing land use will be required to be a low traffic-generating use or provide extensive traffic improvements due to the circulation problems in the area. Substantial buffers and heavy landscaping will also be required to ensure compatibility with surrounding land uses. Any new development would be subject to high quality, unified architectural design features with particular attention to visibility from I15 and adjacent residential uses.
- 11) **North County Fair.** This 83-acre shopping mall site is bounded by the I15 freeway on the west, Via Rancho Parkway on the south, Bear Valley Parkway on the east and Kit Carson Park on the north. The mall is anchored by large department stores and other diverse general commercial uses, including restaurants. The architecture is intended to have a single design theme with heavy landscaping to ensure compatibility with the adjacent park uses.
- 12) **Centre City Parkway and Country Club Lane.** This 5-acre site is located on the southwest corner, is adjacent to multi-family uses, and is highly visible from I15. Because of limited access from I15 and Centre City Parkway, the commercial uses for the site should be neighborhood-serving, rather than freeway oriented. Residential uses may be considered as part of a mixed use project. Because of the setting, buildings and signage shall be low-profile in nature and substantial landscape buffering shall be incorporated consistent with the Centre City Parkway Landscape Plan and the City's Design Guidelines. The design of the project shall also be sensitive to adjacent residential uses and views from surrounding areas including I15.
- 13) **North Broadway.** This site is 4.3 acres and is located at the southeast corner of Broadway and Park Avenue. The site is currently a trailer park. Through the Planned Development process, this site may be developed as a commercial project, a mixed-use project, or a residential development, not to exceed 12 units per acre or as determined by the City Council.

- 14) **Brotherton Road.** Located on the south side of Brotherton Road, east of Escondido Boulevard, west of Cranston Drive, this site is approximately 1.8 acres and is visible from surrounding residential properties to the west across Centre City Parkway and to the east across Cranston Drive. The commercial uses planned for this site shall be limited to mini-storage units or other uses compatible with residential properties subject to the provisions set forth in the Zoning Code. Additionally, a 6-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature nondeciduous trees and shrubs with dense foliage, shall be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. Site studies, to the satisfaction of the Planning Department may also be required to ensure surrounding residential properties are not impacted.
- 15) **Montiel Road.** Approximately 15+ acres located at the northwest quadrant of I-15 and Highway 78 is designated Planned Commercial. The site is highly visible from surrounding areas. Future development shall incorporate large landscaped setbacks, superior, low profile architectural design, and mitigation measures for all traffic impacts. Commercial and limited light manufacturing uses shall be permitted for this site.
- 16) **Pine Street & 13th Avenue.** Northwest corner, approximately 2.75 acres comprising the entire block surrounded by 12th and 13th Avenues, Pine and Quince Streets is designated Planned Commercial. The site is highly visible from surrounding areas. Future expansion of the existing commercial shall be performed under the Planned Development Commercial zone and shall incorporate large landscaped setbacks, high quality architectural design and sensitive placement of driveways to minimize impacts to adjacent residential uses. Decorative masonry walls shall be incorporated to screen trash enclosures and loading areas of commercial uses. Reciprocal access for the two properties fronting on 13th Avenue at the corner of Quince Street shall be provided through the existing commercial parking lot to the satisfaction of the Planning Department. All buildings and lighting shall be unified in design, single story and orient away from residential uses on Quince Street and 12th Avenue. Delivery schedules for the commercial uses shall be structured so as not to interfere with late night or early morning hours, or delivery areas shall be oriented away from residential areas.

- (c) **GENERAL COMMERCIAL**—The General Commercial category is characterized by a broad range of retail and service activities. It includes local commercial, community shopping/office complexes, and regional shopping centers such as North County Fair. Appropriate uses include personal and business retail and service, automobile sales and service, eating and drinking establishments, and heavy service commercial. In General Commercial areas, building intensities should be typical of development permitted under the General Commercial (C-G) zoning. Building heights shall generally be low-profile (1-3 stories), although taller structures may be permitted where tourist-serving facilities or mixed uses are proposed. All areas proposing General Commercial uses shall provide details regarding location, intensity, height, and scale of the proposed development, landscaping, circulation, architecture and design, and signage.
- (d) **OFFICES**—Office complexes shall be encouraged to provide areas where related and support office uses can be located. The intent of this land use category is to prevent the proliferation of individual isolated offices. Uses permitted within the Offices category include the following: administrative and professional offices; business support services; financial, insurance, and real estate services; supportive commercial uses such as a restaurant; and health care services. Building intensities shall be typical of development permitted under the Professional Commercial (C-P) zone. Building heights shall generally be low-profile (1-3 stories) with taller buildings subject to technical studies to determine visual, traffic and service impacts. Circulation and landscaping details shall be provided for all office development.

**Commercial
Policy B4.2:**

For areas east of the I-15 freeway, the City will develop and adopt programs and/or ordinances directed at strengthening and rehabilitating existing commercial areas. The program will include implementation of Land Use Area Plans for South Escondido Boulevard and East Valley Parkway.

**Commercial
Policy B4.3:**

For areas west of the I-15 freeway, commercial development shall be generally restricted to neighborhoods serving commercial uses serving the immediate surrounding areas or regional, high volume centers needing freeway access and visibility, but only if compatible with surrounding land uses.

**Commercial
Policy B4.4:**

Prior to or concurrent with submittal of development plans, all new commercial development over five acres shall submit a study to the City which shall include, but not be limited to, a study of the existing and/or approved commercial development in the vicinity, existing vacancy rates for similar commercial

uses, and other information as deemed necessary by the City. This policy is intended to avoid potential blight in existing commercial areas.

**Commercial
Policy B4.5:**

Future commercial activities shall be organized into planned, group concentrations as opposed to commercial activities organized in a linear fashion.

**Commercial
Policy B4.6:**

Planned Neighborhood Commercial centers shall be a maximum of five acres and shall be located in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:

- (a) Limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan.
- (b) Limiting their number so that they are at least one mile from another commercial center.
- (c) Controlling lights, signage, and hours of operation to avoid adversely affecting surrounding uses.
- (d) Requiring adequate landscaped buffers between commercial and residential uses.
- (e) Providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential areas.
- (f) Prohibiting the dispensing of motor fuels.

**Commercial
Policy B4.7:**

Isolated commercial development within residential and industrial designations shall not be allowed, unless it can meet the following criteria: a)uses are compatible with the Planned Neighborhood Commercial designation; and b)commercial uses are intended to serve only the immediate needs of the area.

**Commercial
Policy B4.8**

Planned neighborhood commercial centers shall be designed to promote their role as a neighborhood/ community activity center. Accordingly, community meeting rooms, exhibition spaces, cultural facilities, child care, and other cultural/ educational functions shall be appropriate uses in and adjacent to shopping centers.

**Commercial
Policy B4.9:**

Commercial activities shall be located and designed to benefit from the access afforded by circulation system without impairing the operation of this system. To accomplish this, the City shall:

- (a) Require a traffic and circulation study for all commercial development over five acres or smaller centers, if necessary, as deemed by the City Engineer.
- (b) Prohibit points of access if they are too close to intersections and will result in unacceptable congestion or in safety hazards as determined by City staff.
- (c) Limit the number of access points and curb cuts to maintain efficient traffic operations.

**Commercial
Policy B4.10:**

The City shall adopt policies or standards addressing drive-through commercial facilities. Quantification and possible reduction of air quality, traffic safety, and visual impacts shall be considered prior to approval of drive-through facilities.

**Commercial
Policy B4.11:**

A Land Use Area Plan will be developed for the **South Escondido Boulevard Corridor** commercial area (see map). The area extends from Fifth Avenue along Escondido Boulevard to south of Citracado Parkway. This district developed with established commercial uses. The Area Plan shall address the following objectives:

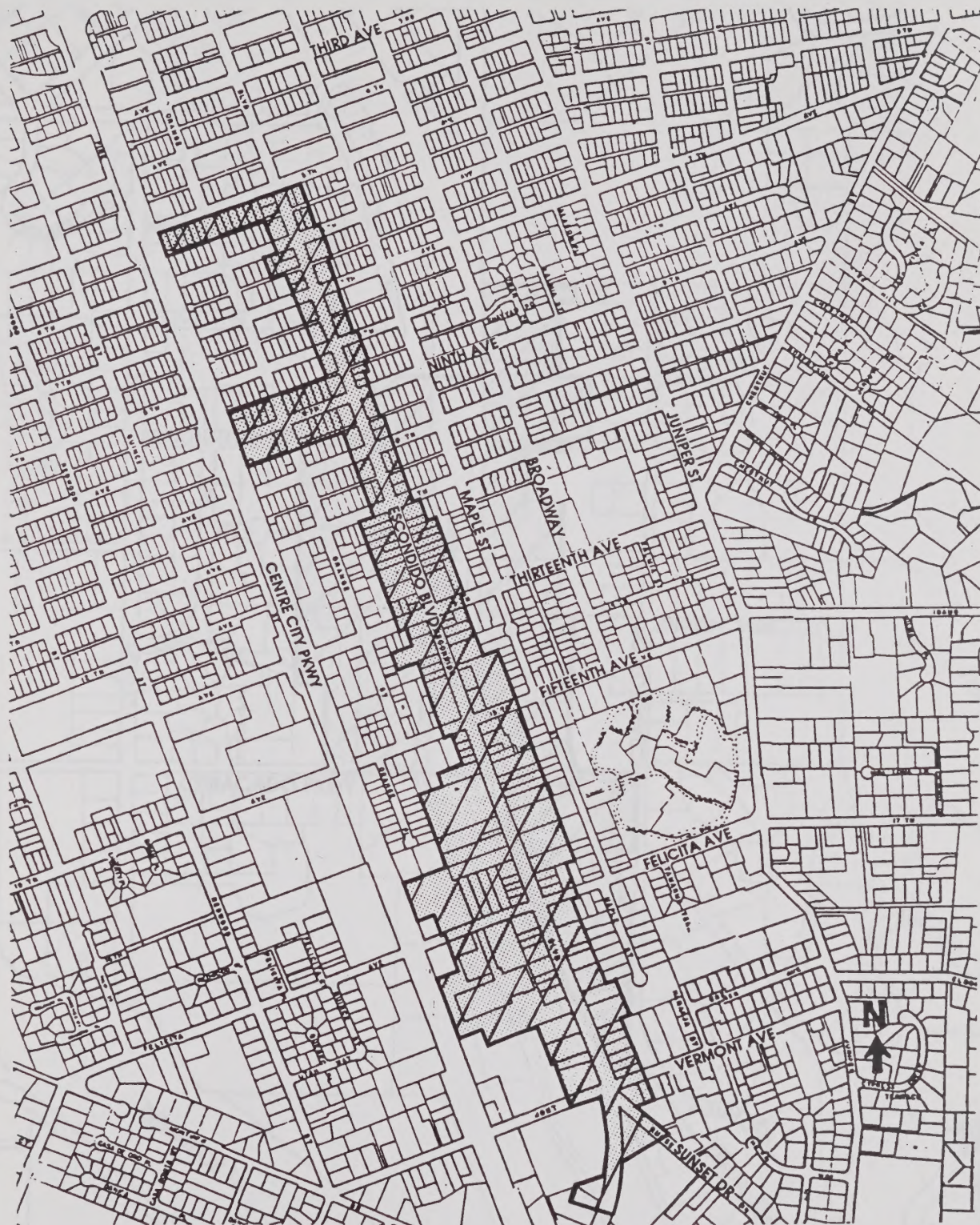
- (a) Orientation toward pedestrian activities with emphasis on improving area streetscapes to provide continuous sidewalks, new landscaping and lighting.
- (b) Programs that encourage revitalization through the implementation of a facade-improvement program and improved off-street parking areas.
- (c) Encourage neighborhood-oriented uses with particular consideration given to discourage alcohol-dispensing and heavy traffic generating uses such as convenience markets.
- (d) Integration with Old Escondido Neighborhood Plan and the Land Use Area Plan for the residential properties west of Escondido Boulevard.
- (e) Improvements to Escondido Boulevard to accommodate traffic and access to individual properties, and provide adequate parking and drainage improvements.
- (f) Establish criteria, development standards and design guidelines for the establishment of mixed use projects within the commercial corridor. The height of mixed use projects shall be limited to three stories and the residential component densities of such projects shall not exceed those of Urban IV densities.

**Commercial
Policy B4.12:**

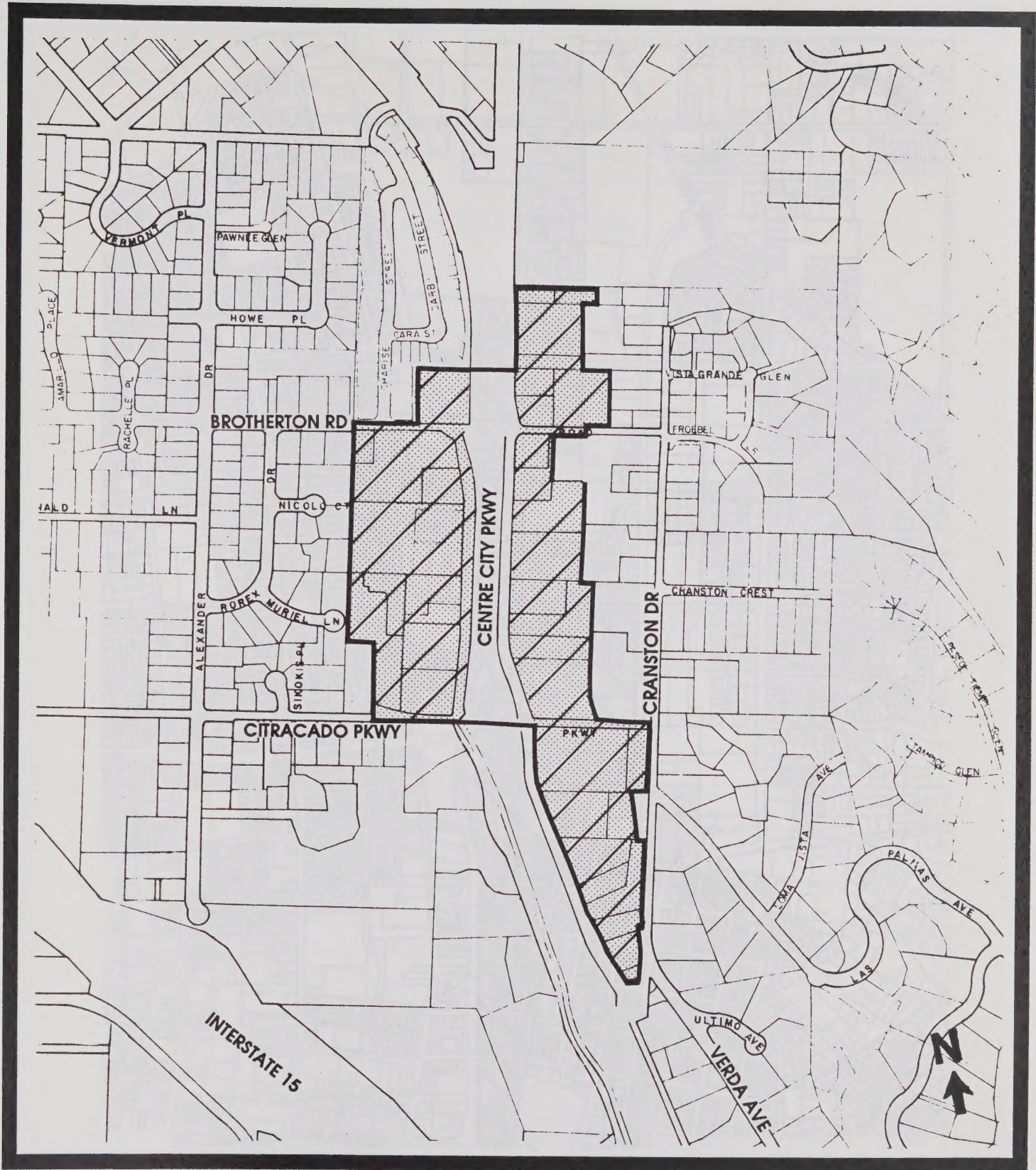
A Land Use Area Plan will be developed for the **East Valley Parkway** commercial area (see map). The area will cover the

area beginning at the intersection of East Valley Parkway and Hickory and extending east along Valley parkway to Citrus Avenue. The plan will address the following objectives:

- (a) Analyze opportunities for attracting office and professional uses to the area.
- (b) Encourage the rehabilitation of existing commercial centers rather than expansion.
- (c) Seek ways of strengthening the existing establishments through facade and streetscape improvements, upgraded public and private landscaping and aesthetically-upgraded signage.



SOUTH ESCONDIDO BLVD. CORRIDOR AREA PLAN (Map 1)



SOUTH ESCONDIDO BLVD. CORRIDOR AREA PLAN (Map 2)



EAST VALLEY PKWY. COMMERCIAL AREA PLAN

- (d) Consider multiple-family residential and office uses as a replacement for some existing commercial uses.
- (e) Establish mechanisms to consolidate access points to commercial centers to improve traffic circulation.

5. Policies Regarding Industrial Development

Industrial

Policy B5.1:

Three categories of industrial land uses shall be established to accommodate the need for industrial uses: General Industrial, Light Industrial, and Industrial Office.

- (a) **GENERAL INDUSTRIAL** -- The General Industrial land use designation provides for manufacturing, warehouse/distribution, assembling, and wholesaling. Also included are sites for companies which provide supporting products or services for the primary businesses of the zone.
 - 1) The implementing General Industrial (M2) and Light Industrial (M1) zones have minimal restrictions and requirements affecting building architecture, landscaping, screening of outside storage, or outbuilding use. As uses expand in the industrial areas, the amount of required improvements shall be in scale to the size of the project.
 - 2) Sites provide a maximum percentage of usable land to total land area.
 - 3) This land use designation accommodates a wide range of heavier industrial activities which conform to environmental laws and industry standards.
- (b) **LIGHT INDUSTRIAL** -- The light Industrial land use designation provides for manufacturing, warehouse/distribution, assembling, and wholesaling in a more restrictive setting than the General Industrial land use designation. This includes sites for lighter industrial and office type uses which can comply with the stricter development requirements of the Light Industrial (M1) and Industrial Park (IP) zones which are intended to implement this land use designation.
 - 1) This designation permits the Light Industrial (LI) and Industrial Park (IP) zones which have higher quality development requirements with larger setbacks than comparable general industrial zone sites.
 - 2) Requires compliance with stricter standards for building architecture, landscaping, screening of outside storage, or open land use as specified in the development regulations of the implementing zones. As uses expand in the industrial areas, the amount of

required improvements shall be in scale to the size of the project.

- 3) The light industrial land use designation accommodates industries which generate moderate daytime and minimum nighttime noise levels and which require limited or no outside storage.
- (c) **INDUSTRIAL OFFICE** -- The Industrial Office land use designation is applied only to the Centre City Industrial area, and provides for manufacturing, warehouse/distribution, assembling, wholesaling, and support type uses on sites which are already zoned for such uses (i.e. M2 & M1 zones). It will also provide for Industrial Office land uses, as specified in the zoning code, on properties which are rezoned from the existing M2 or M1 zones, to the IO zone. Properties may not “up-zone” from M1 to M2, but may “down-zone” from M2 to M1, or from M1 & M2 to IO. While the IO zone will contain stricter standards than the M1 & M2 zone (i.e. No outdoor storage), a wider range of permitted land uses will provide incentive to rezone to IO which will allow this industrial area to recycle to less intensive uses without creating non-conforming use restrictions on existing M2 & M1 zoned properties.
- 1) The implementing M2, M1 and IO zones will utilize varying restrictions and requirements affecting land use, building architecture, landscaping, screening of outside storage, and outbuilding use. As uses expand in the industrial areas, the amount of required improvements shall be in scale to the size of the project.
 - 2) This land use designation accommodates the widest range of industrial activities which conform to environmental laws and industry standards.
 - 3) The IO zone will encourage “Safety Uses” (e.g. police station, fire department, city related uses etc), support commercial, and industrial type office uses (e.g. Architects, data processing, Engineering, contractor, government services, corporate headquarters) in order to provide incentive to rezone from M2 & M1 to the IO zone.

6. Policies Regarding Public Land Use Categories

Public Land Use

Policy B6.1:

A **PUBLIC** category shall be used to identify existing large publicly-owned lands, water treatment facilities, and other governmental structures other than schools, where such uses occupy more than two acres. The most prevalent open spaces are City and County parks, City watershed areas, and Bureau of Land Management holdings. Any proposed land use change in this category shall conform to the surrounding land uses with respect to type of activity and intensity of development.

Public Land Use

Policy B6.2: Escondido shall encourage the preservation of lands within the Planning Area that are owned by other public agencies for use as undeveloped open space, recreational purposes or mitigation banking.

Public Land Use

Policy B6.3: If land used for recreational purposes or undeveloped open space within the Planning Area which is owned by another public agency becomes available for acquisition, the City shall explore options to purchase this land to retain it in its current use for possible mitigation banking purposes or to develop as additional recreational opportunities for Escondido residents.

Public Land Use

Policy B6.4: To minimize public exposure to odors and public health risks from the Hale Avenue Sewage Treatment Plant, the City shall maintain a buffer zone around the plant within which development is restricted. The City should limit the amount of new residential development within this zone and should permit nonresidential uses that would not adversely impact the existing residences. Development proposals within this zone shall encourage the application of site planning and architectural layout techniques that would minimize exposure to odors.

7. Specific Planning Areas Categories**Specific Planning Area**

Policy B7.1: **SPECIFIC PLANNING AREAS** are intended for areas which require submittal of specific plans prior to development, as described in California Government Code Sections 65450 through 65507. In Chapter VIII, Specific Planning Areas, each Specific Planning Area is described in terms of its location, intended land use and building intensity, and development concept.

The application of the Specific Planning Area is not limited to those shown on the Land Use Plan. Additional areas may be defined by the City or can be requested by landowners/property owners. If a new Specific Planning Area is proposed, its approval shall require designation on the Land Use Plan and text appended to Chapter VIII, Specific Planning Areas, defining the location of the project, the character of the intended development, proposed land uses and intensities, and pertinent conditions or restrictions on development and demonstration of how the proposed SPA furthers the goals and objectives of the General Plan more effectively than existing designations.

NEIGHBORHOOD DESCRIPTIONS

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

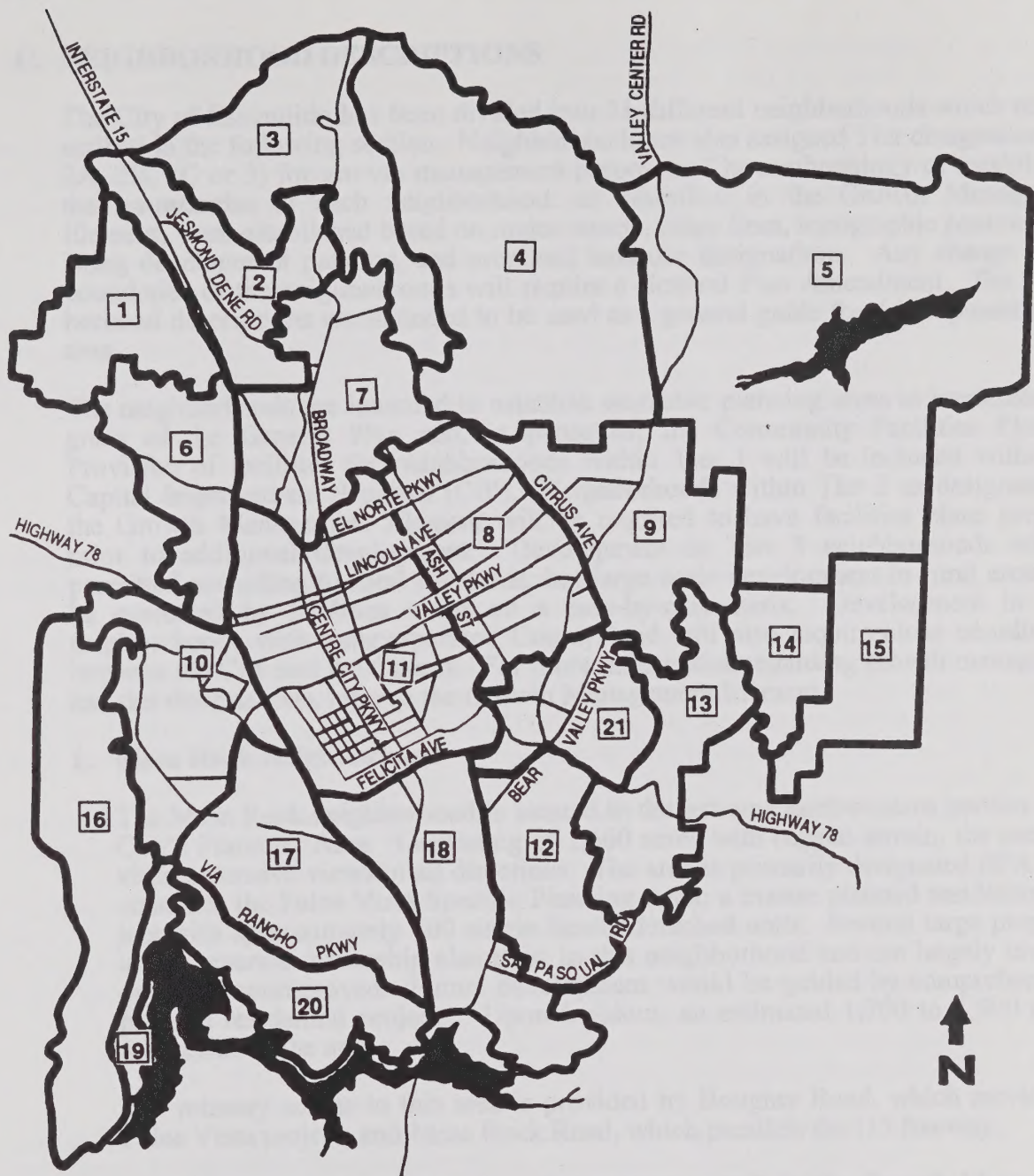
Del Dios

Cloverdale

Kit Carson

Central

Del Dios



ESCONDIDO GENERAL PLAN NEIGHBORHOOD AREAS

No.	Name	Tier	No.	Name	Tier	No.	Name	Tier
1	MESA ROCK	2C	8	MIDWAY	1	15	VALLEY VIEW	2C
2	JESMOND DENE	2B	9	EAST GROVE	2A	16	WEST RIDGE	3
3	NORTH RIDGE	3	10	VINEYARD	1	17	FELICITA	2A
4	DALEY RANCH	2C	11	CENTRAL	1	18	KIT CARSON	1
5	LAKE WOHLFORD	3	12	EAST CANYON	2B	19	DEL DIOS	2B
6	COUNTRY CLUB	1	13	SAN PASQUAL	3	20	LAKE HODGES	2B
7	NORTH BROADWAY ..	2A	14	CLOVERDALE	2C	21	EAST VALLEY	2B

Figure II-12

C. NEIGHBORHOOD DESCRIPTIONS

The City of Escondido has been divided into 21 different neighborhoods which are described in the following section. Neighborhoods are also assigned Tier designations (1, 2A, 2B, 2C or 3) for growth management purposes. The methodology of establishing the **boundaries** of each neighborhood, as described in the Growth Management Element, were established based on major streets, ridge lines, topographic contours, existing development patterns, and proposed land use designations. Any change in the boundaries of the neighborhoods will require a General Plan Amendment. The neighborhood descriptions are intended to be used as a general guide for development in the area.

The neighborhoods are intended to establish workable planning areas to implement the goals of the General Plan and, in particular, the Community Facilities Element. Provision of facilities for neighborhoods within Tier 1 will be included within the Capital Improvement Program (CIP). Neighborhoods within Tier 2 as designated by the Growth Management Element will be required to have facilities plans prepared prior to additional development. Development in Tier 3 neighborhoods will be permitted according to rural standards, but large scale development in rural areas will be evaluated by facilities needs on a case-by-case basis. Development in those neighborhoods with unincorporated County land will also require close coordination between the City and the County. For more information regarding growth management and tier designations, refer to the Growth Management Element.

1. Mesa Rock Neighborhood

The Mesa Rock neighborhood is located in the extreme northwestern portion of the City's Planning Area. Consisting of 1,660 acres with rugged terrain, the area provides extensive views in all directions. The area is primarily designated SPA to account for the Palos Vista Specific Planning Area; a master planned residential project with approximately 700 single-family detached units. Several large properties under separate ownership also exist in this neighborhood and are largely undeveloped and unimproved. Future development would be guided by comprehensively planned residential projects. Upon buildout, an estimated 1,700 to 1,900 people will reside in the area.

The primary access to this area is provided by Bougher Road, which services the Palos Vista project; and Mesa Rock Road, which parallels the I15 freeway.

Since the area is designated as a "new community" in the Growth Management Element, future specific plans will be required to address public facility and service needs as a self-contained development. This neighborhood is designated as a "Tier 2C" in the Growth Management Element.

2. Jesmond Dene Neighborhood

The Jesmond Dene subarea is located in the northern portion of the community encompassing 1,800 acres. The topography is varied with gently rolling hills and level rally areas. Jesmond Dene Creek traverses this subarea along the western portion of the neighborhood.

A variety of land uses exist within the neighborhood. Several properties are under commercial agricultural production either as citrus or avocado groves or commercial nursery operations. A golf driving range and mobile home park are located in this subarea, but the predominate land use is single-family residential on 1-5-acre

lots. Upon buildout of the General Plan an estimated range of 1,000 to 1,600 residents will live in this subarea.

Two main streets provide vehicular circulation throughout this neighborhood; North Broadway and Jesmond Dene Road. Each traveling in a north-south direction. Interstate 15 borders this subarea on the west providing the City with its main transportation corridor.

The General Plan land use designations of Estate I for this subarea reflect the existing pattern of development. The Rural II Designation between I-15 and Jesmond Dene Road is in recognition of the environmental sensitivity of the Jesmond Dene Creek area. In general, large estate size lots and agricultural uses will be encouraged throughout this area. This neighborhood is designated as a Tier 2B in the Growth Management Element.

3. Northridge Neighborhood

The Northridge neighborhood is located in the northern portion of the General Plan area. It comprises approximately 2,900 acres and is largely rural in development.

The topography is generally steep with a major valley finger extending from the south dividing the neighborhood. The steep slopes level out and contain small valley areas as one travels north. The county community of Mountain Meadows is located in the northern portion of this neighborhood. Upon buildout of the General Plan, approximately 500 to 600 people will reside in the Northridge neighborhood.

Two main arterial streets serve this area; Mountain Meadow Road and North Broadway, which link the area with I-15 and the urbanized city to the south.

The General Plan land use designations for this neighborhood tier generally reflect existing land use patterns. The extensive use of Rural I and Rural II designations reflect the steep topography, environmental constraints and remoteness of this neighborhood. This neighborhood is designated as a Tier 3 in the Growth Management Element.

4. Daley Ranch

The Daley Ranch neighborhood is located to the north of the urbanized central Escondido Valley. Consisting of 4,855 acres, its mountainous terrain provides a backdrop for the city which helped name Escondido as "Hidden Valley."

Within this neighborhood is the Daley Ranch Property comprising 3,050 acres which extends from the northern boundary of Lake Dixon Regional Park to the Valley Center community. This property contains rugged mountains, undulating hills and a main valley area extending 1.5 miles in length and .25 miles in width. Daley Ranch is remote, environmentally constrained, and contains a variety of sensitive plant and animal species. Through negotiations with the former property owner, the California Department of Fish and Game and U.S. Fish and Wildlife Service, the City has acquired title to the property and will involve the site in regional habitat corridor planning efforts being undertaken by area agencies. Through this process, Daley Ranch and its habitats will be linked with environmentally sensitive areas off site through a comprehensive open space system with limited regional recreational opportunities.

Other properties in this neighborhood are designated Specific Plan #2 and Rural Residential which are intended to preserve the existing land use pattern and topography and will also act to buffer the open space system. Approximately 455 homes are anticipated to be constructed in this neighborhood accommodating about 1,100 persons. No major streets serve this area since the low density development, the relative isolated nature of the area and the proximity of the surrounding circulation system do not warrant a need for cross traffic. This neighborhood is designated as a Tier 3 in the Growth Management Element.

5. Lake Wohlford Neighborhood

The Lake Wohlford neighborhood is located in the northeastern-most portion of the General Plan area. Comprising approximately 9,140 acres, it is the largest neighborhood tier in the city's General Plan, and the most rural in development. Much of the area is publicly owned.

The predominant land use in this neighborhood is rural residential. The area contains Lake Wohlford, a major recreational facility supported by the City, as well as two Indian reservations, and significant environmentally sensitive lands. The topography is generally steep with small interspersed valley areas as the elevation rises toward the community of Valley Center. Upon buildout of the General Plan, less than 1,000 people will reside in the Lake Wohlford neighborhood; however, it is not expected that this area will fully develop due to environmental constraints. Two main arterial streets provide vehicular circulation for the area: Valley Center Parkway and Lake Wohlford Road which link the city with communities in the Palomar Mountain area.

The General Plan Land Use Designations for this neighborhood tier generally reflect existing land-use patterns. The extensive use of rural designations reflect the steep topography, environmental constraints, and remoteness of this neighborhood. The Lake Wohlford neighborhood contains the largest acreage devoted to public uses under City ownership. Much of this land use is centered around Lake Wohlford and Valley Center Parkway and is environmentally sensitive in nature. It is intended to incorporate these areas into the City's extensive parks and recreation system with trails, camping, and open space preserves. This neighborhood is designated as a Tier 3 in the Growth Management Element.

6. Country Club Neighborhood

The Country Club neighborhood is comprised of approximately 1,500 acres and is located west of I15, north of Highway 78 and south of the Vista Flume. The Escondido Country Club is a main focus of the area.

The primary access routes which serve the neighborhood are El Norte Parkway, which is designated as a major street, and Country Club Lane, which is designated as a collector street. Rock Springs Road and Nordahl provide circulation streets to the areas south of El Norte Parkway.

Land use designations in the General Plan reflect the existing development patterns. The estimated population at buildout is expected to range from 10,000 to 11,500.

The Country Club neighborhood is designated as a Tier 1, in the Growth Management Element, due to the relatively small amount of vacant land remaining.

7. North Broadway Neighborhood

The North Broadway neighborhood is located in the northern portion of the Escondido Valley, comprising 2,150 acres. This subarea contains gently rolling topography and provides the transition from rural land uses in the south to rural and agricultural land uses in the north.

A variety of land uses exist within this neighborhood. Rural and agricultural land uses are predominate in the northern portions of this subarea. Traveling south toward the Central Neighborhood Subarea, suburban and multifamily residential development prevail. In addition, two elementary and a high school and commercial centers are located within this neighborhood. Upon buildout of the General Plan, approximately 13,000 to 15,000 residents will live in this area.

Several main arterial streets traverse the North Broadway neighborhood: Centre City Parkway, El Norte Parkway, North Broadway, Rincon and Country Club Drive provide the circulation framework for the area.

The General Plan land use designations, for the developed areas generally reflect existing land use patterns, will act to preserve the character of development. The preservation of rural and estate land uses in the northern portion of this subarea will encourage agricultural uses to continue operating. This neighborhood is designated as a Tier 2A in the Growth Management Element.

8. Midway Neighborhood

The Midway neighborhood is located in the central portion of the Escondido Valley comprising approximately 2,300 acres. Since it is immediately adjacent to the downtown area, it was one of the first areas of the community to experience development as the City expanded eastward in the valley.

A multitude of land uses exist in this subarea. Since the Midway neighborhood is one of the most established areas of the community, single-family, multifamily, commercial and office uses are in a relatively high concentration. The topography is level in the central portion of this subarea and rises in the northern and southern sections. This is an important factor in the distribution of land uses allowing density and intensity of development to diminish in the northern and southern areas. The Escondido Creek flood control channel traverses the area from east to west providing the main drainage facility. The area developed primarily during the 1960's and 1970's. New development will occur through infilling and redevelopment. Upon buildout of the General Plan, 27,000 to 30,000 people will reside in the Midway neighborhood.

The streets in this subarea form a gridiron pattern. Traversing north/south are Ash and Rose Street with Midway Drive on the east. East/west streets include: El Norte Parkway, Lincoln, Mission, Washington, and Grand Avenues, with Oak Hill Drive on the south. Valley Parkway is the major east/west street and is developed with commercial and office establishments.

The General Plan land use designations generally reflect the existing land use patterns and are intended to preserve the character of the area. The commercial development in the middle of the neighborhood is surrounded by higher density residential uses. Land use designations beyond the commercial core and surrounding higher density residential uses are lower in density. This neighborhood is designated as Tier 1 in the Growth Management Element.

9. East Grove

The East Grove neighborhood is located at the eastern edge of the Escondido Valley, comprising approximately 2,290 acres. It is the gateway to the city from the Valley Center, Pauma Valley areas and provides an urban to rural transition for eastbound travelers leaving the city.

A variety of land uses exist within this neighborhood. The eastern and northern mountains which provide a backdrop are currently under agricultural production or very low density residential development. As the topography levels, estate, suburban, and urban land uses are predominant. Escondido Creek flood control channel traverses the area from southwest to northeast providing the main drainage facility. In addition, schools, a cemetery, commercial shopping center, and Mountain View community park are located within the East Grove neighborhood. Upon buildout of the General Plan, approximately 9,000-11,000 people will reside in the East Grove neighborhood.

Three main arterial streets traverse the East Grove neighborhood: Washington Avenue (El Norte Parkway), Valley Parkway, and Bear Valley Parkway. All three converge into Valley Center Road heading toward Valley Center and Palomar Mountain. Other small residential streets feed into these three arterials which provide the circulation framework for the area.

The General Plan's land-use designations for the developed areas of this neighborhood generally reflect existing land-use patterns to preserve the character of development. The eastern portions have been designated for estate densities which will buffer the suburban and urban development to the west from the steeper sloped rural properties to the east where existing agricultural uses will be encouraged to continue.

A Specific Planning Area, "The Northeast Gateway," is a largely undeveloped area under multiple ownership which is planned for a golf course or public facility integrated with low-density, single-family residential. The development will provide recreational opportunities for the city and act as an attractive entry to the city. This neighborhood is designated as a Tier 2A in the Growth Management Element.

10. Vineyard Neighborhood

The Vineyard subarea encompasses approximately 1,800 acres and is located west of I-15. It is bounded on the north by Highway 78, on the south by Valley Parkway, and on the west by the existing city limits. The topography of the area is varied, with the eastern portions, where development has already occurred, being flatter and with sloping areas in the south and southwestern portions. The western portion of the site is characterized by two moderately sloping ridge lines with some slope areas over 30 percent. Existing land uses are predominately Industrial. The area contains 300+ acres of vacant land which is planned for industrial also.

This area includes the Del Dios school site and the Escondido Auto Park as well as commercial and multifamily uses. Population at buildout is expected to be approximately 500 people. Proposed land use designations include planned and general commercial uses adjacent to I-15 and north of 11th Avenue and along a small portion of Highway 78 at the western limit of the city. The remainder of the area, except for small portions designated for Estate II uses and located at the extreme western limit of the subarea, is designated for industrial uses.

The Vineyard subarea also includes the Harmony Grove Specific Plan Area. This SPA encompasses 160 acres near Kauna Loa and Country Club Drive. This General Plan includes guidelines to ensure a high quality industrial park for the Harmony Grove SPA. This neighborhood is designated as Tier 1 within the Growth Management Element.

11. Central Neighborhood of Escondido

The central neighborhood of Escondido represents the urban core of the City, both from a historical and modern day perspective. The entire area encompasses approximately 3,700 acres. The section of Grand Avenue, bordered on the west by Centre City Parkway and on the east by Valley Boulevard, is the original commercial and professional strip for the community. Grand Avenue and the surrounding downtown are now the focus of a revitalization effort. In addition, a downtown specific plan will guide both present and future uses in the area, anchored by the new civic center.

There are three main streets that divide the neighborhood from north to south: Broadway, Escondido Boulevard, and Centre City Parkway. The uses that border Escondido Boulevard and Centre City Parkway are primarily commercial with some older single family residential and multifamily interspersed. The southerly terminus of Broadway is in an area identified as the Old Escondido neighborhood. This is an established single family residential neighborhood with a high concentration of historic structures. To the north, Broadway is bordered by commercial uses ranging from mid-sized shopping centers to auto related sales.

The neighborhood is divided east to west by Valley Parkway, Mission and Washington Avenues. These major roads are bordered by a combination of commercial and residential uses. The western border of the neighborhood is delineated by Interstate 15. Bordering I-15 are some older established industrial uses that relate to the agricultural predominance that the community was once known for. In the vicinity of I-15 and El Norte Parkway, there are several existing high density, multifamily residential developments.

The General Plan land use designations for the neighborhood reflect, to a large extent, the developed and established character of the neighborhood. There are comprehensive planning areas detailed later in this land use element: The Old Escondido neighborhood; the South Escondido corridor commercial area; and a residential revitalization area between Escondido Boulevard and Centre City Parkway. Planned industrial is designated for a portion of the existing industrial development, so that recycling of uses in this area will result in a higher quality of industrial and nonindustrial development.

Due to the developed character of the neighborhood, many of the public facilities are constructed to their capacity. Transportation system management measures will be implemented in this area to meet the quality of life standard for circulation. Grape Day Park serves as the major community park for the neighborhood. Creation of small "pocket parks" could help meet the open space needs of individual neighborhoods. An "urban" trail system described in the open space element will connect to the Old Escondido neighborhood to provide for a path through the historic neighborhoods. The overall nature of planning efforts in this neighborhood will focus on preservation and revitalization. This neighborhood is designated Tier 1 in the Growth Management Element.

12. East Canyon Neighborhood

The East Canyon area includes approximately 1,700 acres and is roughly bounded by Bear Valley Parkway on the west and San Pasqual Valley Road (Highway 78) on the north. The eastern boundary extends beyond the City limits and includes unincorporated County territory. The topography of the entire area is varied and generally consists of a narrow valley.

Land use designations in the City's General Plan include Estate II designations along the western boundary. The areas along the eastern and northern limits are designated as Estate I and act as a buffer for the steeper-sloped, more rural territory in the San Pasqual Neighborhood.

Although approximately 300 acres in this area are vacant, the potential for future development is greater than the estimated range. Due to conversion of agricultural land and an intensification of existing undeveloped lots, an increase of 500 to 650 additional dwelling units is projected for the entire East Canyon Neighborhood. A major constraint to future development is the large number of septic systems. Full buildout will likely be at rural or semi-rural densities. The area is a Transitional Tier 2B in the Growth Management Element requiring coordination with the County regarding future development and the provision for public facilities.

13. San Pasqual Neighborhood

The San Pasqual neighborhood is located in the southeastern portion of the City's Planning Area. It comprises approximately 1,825 acres and provides the transition from agricultural land uses in the San Pasqual Valley to rural and urban land uses within the city.

The topography is varied in this neighborhood which consists of a variety of small valleys and gentle hills, as well as Hogback Mountain rising to an elevation of 1,200 feet. Only two land uses are planned for the San Pasqual neighborhood: Rural II and a small Planned Commercial area. Upon buildout of the General Plan, approximately 600-800 residents will live in this neighborhood.

Two main streets provide vehicular circulation for this area. San Pasqual Valley Road (State Route 78) is the main east-west arterial in this neighborhood which links Escondido with Ramona, Julian, and other east county communities. The other major street; San Pasqual Road, is routed around the southeastern edge of this neighborhood, linking the area to Bear Valley Parkway and Interstate 15 to the west.

The General Plan land-use designations for the San Pasqual neighborhood generally reflect existing land-use patterns which will act to preserve the character of development. Currently 2-, 4-, and 8-acre parcels are the predominate land-use pattern. Several larger parcels under agricultural production are expected to eventually subdivide. A 15-acre site for Planned Commercial has been reserved at the southwest corner of State Route 78 and San Pasqual Road. This commercial facility is intended to serve the surrounding residential development planned for the southeastern portions of Escondido. This neighborhood is designated Tier 2B in the Growth Management Element.

14. Cloverdale Neighborhood

The Cloverdale neighborhood is located in the eastern portion of the City's planning area. Consisting of approximately 900 acres, it is entirely master planned as the Eaglecrest Specific Plan which will contain 580 homes.

The dominant land use within this neighborhood is single family in nature with lots ranging from 6,000 square feet to over an acre in size. The master plan calls for a championship length private golf course which will incorporate Cloverdale Creek, traversing the western portion of the neighborhood. The north and east side of the development backs up to steep terrain, providing a dramatic backdrop for the project. Upon buildout of this project, an anticipated 1,415 people will live in this neighborhood.

The project is served by Cloverdale Road and Rockwood Road which extends from Highway 78 to the south. The Development Agreement for the project calls for dedication of 34+ acres south of Rockwood Road to the city for future public facility. Continued maintenance of wetland habitat is an important feature of the neighborhood. This neighborhood is designated as Tier 2C in the Growth Management Element.

15. Valley View Neighborhood

The Valley View neighborhood is located in the extreme eastern portion of the City's Planning Area. Consisting of 1,573 acres with rugged terrain providing sweeping vistas, the entire area is designated as a Specific Planning Area in anticipation of a comprehensive plan to guide future development. The area is currently under several ownerships and is largely undeveloped and unimproved. The SPA would be developed as an upscale residential single-family development with a comprehensively planned open-space system. Upon buildout, an estimated 770 people will live in this neighborhood.* Alternatively, the Specific Plan may include a destination resort.

The primary access to this area is provided by Rockwood Road (a County of San Diego Circulation Element street) which extends through the Cloverdale neighborhood from the west. This roadway would be extended through this neighborhood to provide access for properties to the east.

The area is designated as a "new community" in the Growth Management Element. The future specific plans will, therefore, address public facility and service needs as a self-contained development. This neighborhood is designated as a Tier 2C in the Growth Management Element.

**NOTE: The 770 residents projected for buildout is based upon Rural II densities. Increased yields would be appropriate only through a Development Agreement based on community benefit above and beyond the impacts of the project.*

16. Westridge Neighborhood

The Westridge neighborhood is located in the southwestern portion of the City. It consists of approximately 2,900 acres and is bounded on the east by Del Dios Highway, on the west by the Planning area boundary, and on the north by industrial uses along Highway 78. The Westridge neighborhood can be roughly divided into a northern and a southern section based on topography and existing land uses.

A majority (60 percent) of this neighborhood remains as vacant land. Only 15 percent or approximately 450 acres are residential uses, including a small mobile home park. Another 15 percent is used for agricultural purposes. An 80-acre rock quarry is also located within this neighborhood.

Due to the steep slopes and generally undeveloped nature of the areas east of Del Dios Highway, there are few existing roads. The northern portion is served by Harmony Grove Road, Country Club Drive and Citracado.

The General Plan land use designations are Rural I and Estates I and II. These designations reflect the rugged topography and land use patterns. Currently, the Westridge neighborhood contains 331 units with an estimated population of 965. Under the General Plan designations, the population at buildout is expected to range between 1,000 to 1,600, which is an increase of 60 percent.

The neighborhood is designated as Tier 3 in the Growth Management Element.

17. Felicita Neighborhood

The Felicita neighborhood is located in the southwest portion of the city. Comprising approximately 2,200 acres, it is bounded by I-15 on the east, Del Dios Highway to the west, Via Rancho Parkway to the south, and 9th Avenue to the north. There are approximately 3,000 existing dwelling units in the neighborhood, and one-third are located in the County of San Diego. These units are primarily single-family residences occupying lots that average 10,000-20,000 square feet in size. Buildout of the area is anticipated to be at 3,770 units.

The overall character of the neighborhood is best described as semi-rural. There is a large stock of older single-family residences on large lots that accommodate horses and other livestock. There are a few large single-family tracts that have been developed in the past five years with homes on half-acre sites. North of 11th Avenue, the development character of this area changes. Two-story multifamily developments along with some planned commercial uses are in this vicinity.

Felicita Park, located in the County, is in the south central portion of this neighborhood. The Chatam Brothers site, a hazardous waste site (currently being cleaned up by the State Department of Health Services), is located at the southwest corner of Gamble and Bernardo Avenues. Any development proposed within a "border zone" area must be reviewed by the State until the site is certified for an alternative land use by the State.

The General Plan land-use designations for this neighborhood are primarily Estate 1 and Estate 2, reflecting the existing land use patterns in the area.

Although the neighborhood is approximately 75 percent built-out, there are public facilities in the area that are not fully improved. Citracado Parkway, a major east-west arterial in the city, is only partially developed. The neighborhood is designated as a Tier 2A in the Growth Management Element. The development in this area will be required to participate in the appropriate financing mechanisms that will allow for the necessary public facilities to be built to quality-of-life standards per the subarea facilities plan (see Growth Management Element).

18. Kit Carson Neighborhood

The Kit Carson neighborhood is located in the southern portion of the community and is dominated by Kit Carson Park, a 300-acre park which includes elements that provide regional and community benefits. The park has several athletic fields, a theatre for outdoor productions, picnic areas, and walking trails that will connect to the proposed city-wide trail system. This neighborhood also includes the San Pasqual High School and a new municipal golf course.

The area is approximately 2,000 acres and bordered by Via Rancho Parkway to the south, I-15 to the west, 17th Street to the north, and Bear Valley Parkway to the east. The Sonata development and Sierra Linda Drive, east of Bear Valley Parkway, are also included in this neighborhood.

The neighborhood has a variety of commercial uses ranging from North County Fair, a regional shopping center located in the southern portion of the neighborhood, to local serving shopping centers located around the intersection of Centre City Parkway and 17th (or Felicita). There are also established visitor serving uses along the southern portion of Centre City Parkway.

The General Plan land-use designations of the neighborhood reflect its developed character. The residential developments surrounding Kit Carson Park are Estate 2. The neighborhoods located west of Centre City Parkway are designated Suburban, reflecting the older existing single-family residences on average 10,000-square-foot lots, and the pockets of multifamily development located along Centre City Parkway are designated as Urban 1.

This neighborhood is designated as Tier 1 in the Growth Management Element. As a result, many of the public facilities are developed to their capacity. Kit Carson Park serves as the community park for this neighborhood and the city. Transportation management systems within this neighborhood will be implemented to achieve the quality-of-life standard for circulation.

19. Del Dios Neighborhood

An unincorporated community of Del Dios is located south of the city limits of Escondido and west of Lake Hodges. It is bounded on the west by Del Dios Highway, on the east and south by Lake Hodges, and on the north by Via Rancho Parkway.

The topography is a continuation of the steeper sloping areas to the west. Because of the topography, the lake and existing roadways, Del Dios has clearly defined community boundaries. There are approximately 440 acres of land within the boundaries described above.

There are no industrial uses, and commercial uses are limited to two restaurants. Over 80 percent of the Del Dios neighborhood is designated in the City's General Plan for Rural II designations, permitting two-acre minimum lot sizes. If all the vacant land remaining with the community were developed with two-acre lots, a maximum of 140 additional units could be built. Since this number does not account for intensification of underdeveloped lots, slope descriptions, individual design choice, and other issues which would reduce the gross buildable area, the actual number of potential units will vary; however, incremental growth is expected in the area based on past trends.

Constraints to development include the provision of public services. Water is provided through a private water company while sewer is provided by septic systems. Although no substantial problems with septic systems are known at this time, a potential for negative impacts from septic systems to Lake Hodges might prove to be a barrier to future development. Fire service is provided by the Rancho Santa Fe Fire Protection District, which maintains a volunteer fire station in Del Dios.

Lake Drive is roughly parallel to the western shore of Lake Hodges, and Del Dios Highway is the primary internal street. Both streets extend westward to Del Dios Highway and are narrow, unimproved roadways of steep gradients.

The neighborhood is currently outside the Escondido sphere of influence and designated as Tier 3 in the Growth Management Element. Future annexation into the City will require careful evaluation of public facility and service needs and mechanisms to attain appropriate service levels.

20. Lake Hodges Neighborhood

The Lake Hodges area is bounded on the north by Via Rancho Parkway, on the south by Lake Hodges, on the west by Lake Drive, and on the east by I-15. The most visible topographical feature of this area is Bernardo Mountain, which has slopes of 20-60% and elevations ranging from 400 to 1,100 feet above mean sea level. The remainder of this area consists of a series of ridge tops and steeply sloped, north-and-south trending canyons. The total acreage within the Lake Hodges area is approximately 1,400 acres with an estimated population of 2,050. Only the eastern one-third of the site is within the City of Escondido. The portions of the Lake Hodges area within the City limits are highly visible from the I-15 corridor. The remainder of this area is within the County of San Diego. The extreme western portions are generally vacant, while the areas located to the east are developed with large-lot residential uses.

Over fifty percent of the entire Lake Hodges area is vacant. Forty-six percent is developed as single-family residences for a total of approximately 1,000 units. Two percent or 29 acres is used for agricultural purposes. Topography provides some limits to potential growth of the area; however, it is estimated that up to 900 additional units could be built under maximum yields. The City's General Plan designates Rural I and Rural II uses for the areas adjacent to Lake Hodges and Estate I and Estate II uses along Via Rancho Parkway.

The Bernardo Mountain SPA description in the General Plan contains specific guidelines for preparation of development plans for the remaining portions of the SPA. Currently, the development agreement for the Bernardo Mountain Specific Plan allows 82 units on approximately 48 acres. A limited area in the remaining portion of this SPA may be developed at very low densities.

Via Rancho Parkway provides the primary east-west access route through this sub-area. The remaining streets are designed to serve individual homes in existing developments. This neighborhood is designated as a Tier 2B in the Growth Management Element.

21. East Valley Neighborhood

The East Valley Neighborhood includes approximately 1,600 acres and is roughly bounded by San Pasqual Valley Road and Encino Drive on the west, Boyle Avenue and Glenridge Road on the north, and Eldorado Drive on the south. The eastern

boundary extends beyond the city limits and includes unincorporated county territory. The topography is varied and generally consists of a broad valley with Citrus Avenue traversing in a north-south direction.

Land use designations in the City's General Plan include Suburban and Estate I and II designations. The areas along the eastern limits are designated Estate I and act as a buffer for the more rural territory in the San Pasqual Neighborhood.

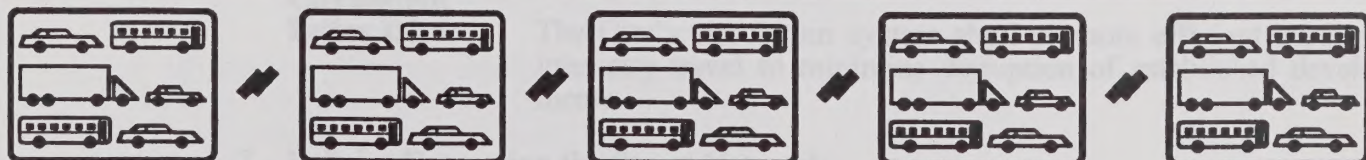
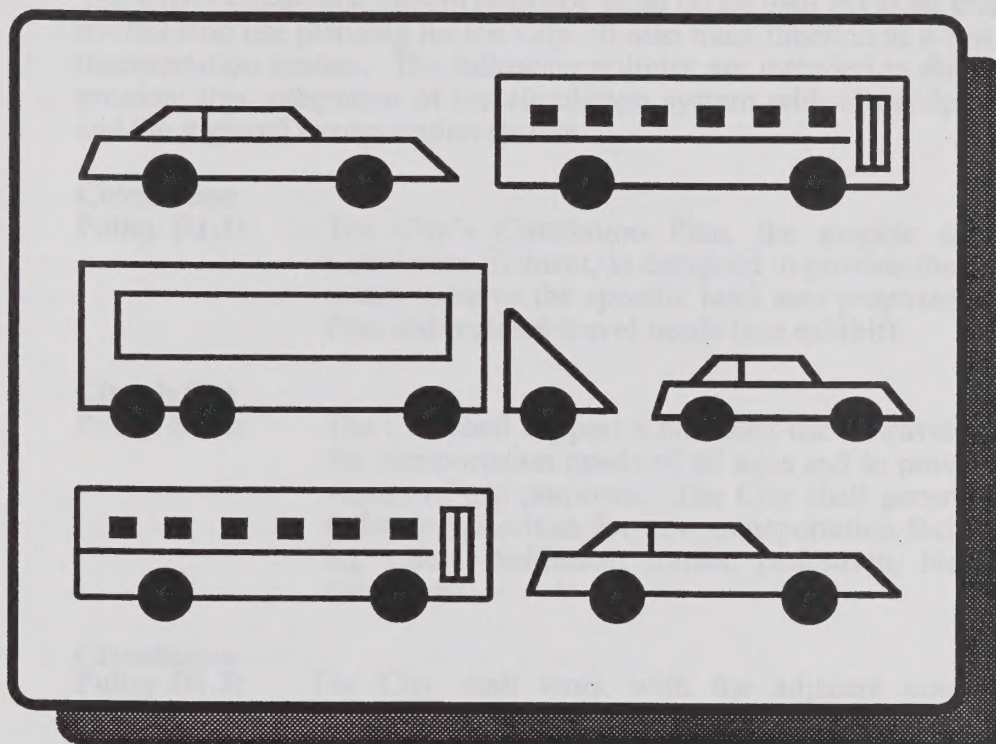
Approximately 200 acres in this area are classified as vacant, and the potential for future development is significant. With the conversion of agricultural land and an indensification of existing undeveloped lots, an increase of 500-600 additional dwelling units is projected for the entire East Valley Neighborhood. One major constraint to future development is the large number of septic systems. Much of the East Valley area is currently under a building moratorium restricting development due to lack of sufficient septic system compatibility. Full buildout will be at rural or semi rural densities unless sewer is made available through annexation. This neighborhood is a Transitional Tier 2B in the Growth Management Element requiring coordination with the county regarding future development and the provision for public facilities.

22. Policies Regarding Neighborhood Tier Areas

Tier

Policy C 22.1: Each neighborhood tier (subarea) boundary, as reflected in the Growth Management Element, is recognized as an individual neighborhood. Facilities Plans, Capital Improvements Plans and other financing will guide development in these areas ensuring each neighborhood is adequately provided with public facilities. Some neighborhoods will have Land Use Area Plans prepared which focus on smaller subareas to identify special considerations to enhance, preserve, restore or rehabilitate existing neighborhoods and facilities.

CIRCULATION / TRANSPORTATION



D. CIRCULATION/TRANSPORTATION

The Circulation Plan and policies provide for the transportation needs of the community and subregion by implementing a circulation system which provides a high level of mobility, efficiency, access, and safety for all modes and purposes of trips. These modes may include, but not be limited to, automobiles, trucks, buses, bicycles, pedestrian, and rail. The intent of this section is to insure that the siting and development of new facilities is coordinated with future population growth and provides a balanced mix of transportation resources to the community.

1. Policies Regarding Land Use and Circulation

The City's circulation system does not stand on its own but is an integral part of the overall land use planning for the City. It also must function as a link in the regional transportation system. The following policies are intended to direct City efforts to promote this integration of the circulation system with citywide land use policies and the regional transportation system.

Circulation

Policy D1.1:

The City's Circulation Plan, the graphic component of the Circulation Element, is designed to provide the accessibility necessary to serve the specific land uses proposed by the Land Use Plan and regional travel needs (see exhibit).

Circulation

Policy D1.2:

The City shall support a balanced use of travel modes to address the transportation needs of all ages and to provide mobility for a variety of trip purposes. The City shall generally recognize the following priorities for new transportation facilities, in descending order: vehicular, transit, pedestrian, bicycle, and freight movement.

Circulation

Policy D1.3:

The City shall work with the adjacent communities and agencies of San Marcos and San Diego, the County of San Diego, Caltrans, North County Transit District (NCTD), San Diego Association of Governments (SANDAG) and other appropriate agencies to provide the maximum compatibility of adopted circulation plans involving the SANDAG Vision 2020 population model to determine Quality of Life compliance.

Circulation

Policy D1.4:

The City's circulation system shall promote efficient intra- and inter-city travel to minimize disruption of established developments.

2. Policies Regarding the Street Network

The network of roadways throughout the City is the backbone of the transportation system. The street system is used for vehicular, bicycle, transit, pedestrian, and freight movement throughout the City. It is essential to define this system in a manner that each roadway functions consistently with its intended use. The policies contained in this section are intended to encourage design standards which promote the efficiency and safety of the circulation system.

**Circulation
Policy D2.1:**

The City shall plan, design, and implement a street system that recognizes the importance of the use and function of each street classification. These street classifications include Prime Arterial, Major Road, Collector street, and Local Collector. The function of each is described below and the general alignments of the Prime Arterial, Major Road, Collector street, and certain Local Collector streets are shown on the Circulation Plan. These classifications may be modified due to environmental issues, physical design constraints, impacts upon existing structures and neighborhoods and freeway interchange impacts.

- (a) **Prime Arterial**—The main function of this classification is to provide regional, subregional, and intracity travel services. Features include high design standards with six to eight travel lanes, raised landscaped medians, very limited access, and no parking.
- (b) **Major Road**—Major Roads should be long and continuous, offering intracity and subregional service. Access control and parking restrictions are important to assure proper function of this roadway. Typical standards include the provision for four to six travel lanes, no parking, and a raised and landscaped median for added safety and efficiency in providing protected left turns at only selected locations.
- (c) **Collector Street**—The Collector street system is designed for intracity travel as opposed to providing direct access to abutting properties. Typical design features include provisions for four travel lanes, controlled access, and very limited or no parking. Parking is restricted in areas where turn pockets or continuous turn lanes are provided.
- (d) **Local Collector**—The Local Collector street is designed to provide access between neighborhoods and local streets to the Collector street system. This classification should be viewed as a “filler” system in that it connects neighborhoods to a number of Collector streets. Design standards include provision for two travel lanes and parking, except in isolated occurrences where parking is removed to provide a turn lane at intersections. Two subcategories of this street classification are defined:
 - 1) Rural Collector, which generally meets the design standards; however, parking lanes are generally not provided. This allows the total street width to be minimized, thus reducing impacts to the rural area while still maintaining adequate traffic service and safety.

CITY OF ESCONDIDO GENERAL PLAN - CIRCULATION ELEMENT

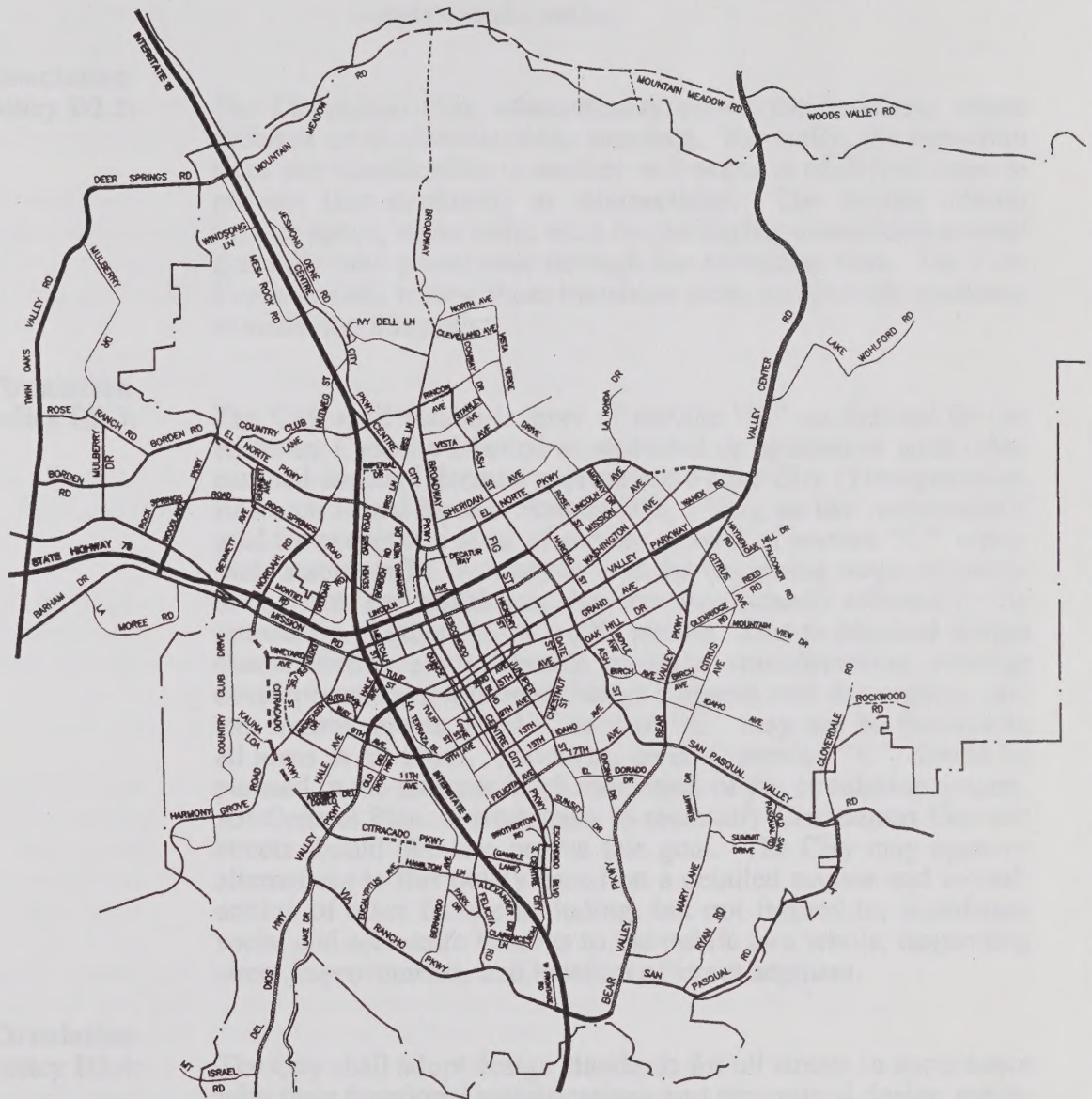
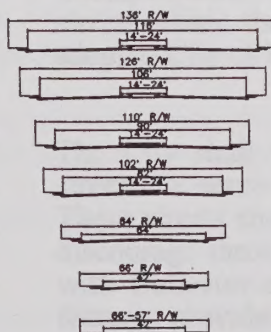


Figure II-13

LEGEND	
PRIME ARTERIAL	—
PRIME ARTERIAL	—
MAJOR ROAD	—
MAJOR ROAD	—
COLLECTOR	—
LOCAL COLLECTOR	—
RURAL COLLECTOR	—
FREEWAYS	—
GENERAL PLAN BOUNDARY	- - -

STREET CROSS SECTIONS



CITY OF ESCONDIDO

201 NORTH BROADWAY
ESCONDIDO, CALIFORNIA 92025
TELEPHONE (619) 741-4651

NOTES

1. STREETS SHOWN OUTSIDE THE GENERAL PLAN ARE SHOWN FOR INFORMATION ONLY. VERIFY STATUS WITH JURISDICTION.
2. CONSULT DESIGN STANDARDS FOR SPECIFIC DETAILS OF STREET SECTIONS.
3. SOME INTERSECTIONS REQUIRE SPECIAL DIMENSIONS TO MEET LEVEL OF SERVICE STANDARDS. CONSULT THE ENGINEERING DEPARTMENT FOR INFORMATION.

- 2) Business/Industrial Collector, which meets the general design criteria for Local Collector streets but is wider to provide two travel lanes, parking lanes, sidewalks, a continuous center turn lane, and has a greater structural section to accommodate heavy weight vehicle traffic.

Circulation**Policy D2.2:**

The Circulation Plan schematically shows the locations where different street classifications interface. Normally, the transition from one classification to another will occur in midblock areas to provide lane continuity at intersections. The design criteria (design speed, curve radii, etc.) for the higher classification shall generally take precedence through the transition area. The City Engineer shall review these transition areas and provide guidance in achieving this policy.

Circulation**Policy D2.3:**

The City shall establish level of service "C" as defined by the Highway Capacity Manual as amended or updated or such other national standard deemed appropriate by the City (Transportation Research Board Special Report 209, 1985), as the community's goal for acceptable level of service. Level of service "C" represents stable traffic flow which is at the beginning range of conditions where individual users become significantly affected by the interaction of others in the traffic stream. Due to physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible in all areas at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system. All General Plan Amendments to reclassify Circulation Element streets should likewise pursue this goal. The City may approve alternatives to this policy based on a detailed review and consideration of other factors including, but not limited to, significant social and economic benefits to the public as a whole, impending street improvements, and location of street segment.

Circulation**Policy D2.4:**

The City shall adopt design standards for all streets in accordance with their functional classifications and recognized design guidelines. In developing these guidelines, the City should consider Caltrans and American Association of State & Highway Transportation Officials (AASHTO) design standards. All streets within the City shall be designed in accordance with the adopted City of Escondido design standards.

Circulation**Policy D2.5:**

The City shall require new development to provide for local streets to serve the direct access needs of abutting property. These streets should be designed with a discontinuous pattern to discourage through-traffic. They generally should not intersect with Collector or higher classification streets. Typical design features provide for two travel lanes with parking on both sides of the street. Local streets include loop streets and cul-de-sacs.

**Circulation
Policy D2.6:**

The City may permit construction of private streets within individual planned development projects, provided that they are designed structurally to meet City standards; that they are intended only to serve project occupants; that they satisfy emergency vehicle access requirements; and, that the homeowners association and/or property owner provide a viable program for financing regular street maintenance. Private streets may be designed with narrower rights-of-way, subject to City approval.

**Circulation
Policy D2.7:**

The City shall institute street access guidelines consistent with the street classifications. These shall be applied, where feasible, to all new developments. The following guidelines shall be used to define appropriate access:

- (a) The City shall prohibit driveway access to Prime Arterials and Major Roads wherever possible.
- (b) Access to Major Roads and Collector streets shall be limited through the use of medians and access controls to maintain street capacity.
- (c) When permitted, access along Prime Arterials, Major Roads, and Collector streets should be located at least the minimum distance established in the design standards from the ends of the curb returns.

**Circulation
Policy D2.8:**

The City will establish a policy of consolidating driveway access points along classified streets of Collector and above. This policy will enhance and protect the capacity and safety of classified streets by reducing potential traffic conflicts.

**Circulation
Policy D2.9:**

The City shall adopt Specific Alignment Plans when “standard equal-sided” widening is not adequate for future needs or when special conditions exist which require a detailed implementation plan. The City shall adopt specific alignment plans prior to the acceptance for processing development proposals that affect the alignment. The need for such plans will be indicated by the following:

- (a) Variable terrain or other environmentally sensitive areas may preclude standard equal-sided widening.
- (b) Alignment considerations are necessary because of existing street designs and/or land use configurations.
- (c) Development proposals identify the need for special attention.

**Circulation
Policy D2.10:**

The City will coordinate efforts with adjacent jurisdictions to ensure adequate and consistent roadway widths, alignments, and

classifications are preserved for streets throughout the Planning Area.

3. Policies Regarding Roadway Improvements

The ultimate circulation system is not in place at this time, nor is it necessary for it to be fully completed until City and regional growth warrant it. In general, the road network will be constructed in phases consistent with the Community Facilities and Growth Management Element. This section incorporates policies which will encourage the orderly development of the street system.

Circulation

Policy D3.1:

The City shall require dedication and improvement of necessary rights-of-way along Circulation Plan streets at the time of Tentative Map and/or Building Permit approval, whichever occurs first. All projects shall be required to construct street improvements in accordance with the street classification shown in the Circulation Plan, and off-site improvements that are needed due to the development proposal. Off-site improvements shall be made such that the City's Quality of Life Standard for Traffic and Transportation is achieved. In addition, the City shall require dedication of right-of-way pursuant to the street classification standards.

Circulation

Policy D3.2:

The City shall provide adequate traffic safety measures on all new roadways and shall strive to provide adequate traffic safety measures on existing roadways subject to fiscal and environmental considerations. These measures may include, but not be limited to, appropriate levels of maintenance, proper street design, traffic control devices (signs, signals, striping), street lighting, and coordination with the school districts and other agencies.

Circulation

Policy D3.3:

The City should give high priority to funding capital improvement projects which either complete links on the circulation system, relieve existing congestion in the urbanized tier, correct unsafe conditions on existing streets or improve the regional circulation system.

Circulation

Policy D3.4:

The City shall, where feasible, interconnect traffic signals to form area networks or corridor systems. These systems shall be timed to facilitate the flow of through-traffic, thus enhancing the movement of vehicles and goods through the City while reducing fuel consumption and air pollution.

Circulation

Policy D3.5:

The financing of adequate Circulation/Transportation System improvements is to be generally accomplished as follows:

TIER I: Level of service standards are maintained through the Capital Improvement Program, impact fees, and requirements of project development.

TIER II: Maintenance of level of service standards occurs through the Capital Improvement Program and sub-area facilities plans.

TIER III: Level of service standard is maintained through the Capital Improvement Program, impact fees, and requirements of project development.

A variety of financing mechanisms will be explored by the City throughout the lifetime of this General Plan.

4. Policies Regarding Transportation System Management

The transportation system envisioned for the City is a balanced system, incorporating the needs of all ages, as well as provisions for many different modes of transportation. To accomplish this, it is necessary to implement policies encouraging a range of transportation opportunities while reducing the dependence upon automobiles.

Circulation

Policy D4.1:

The City shall encourage the reduction of total number of vehicle trips through development and implementation of a Transportation Demand Management (TDM) program. This may include, but shall not be limited to, site-specific peak-hour traffic-management plans, requirements for ride sharing, encouragement of ride sharing in the public and private sector, provision for park-and-ride facilities adjacent to the regional transportation system, and support for transit subsidies.

Circulation

Policy D4.2:

The City shall update and maintain a Bikeway Plan with facilities that connect residential areas with schools, parks, and major employment centers.

Circulation

Policy D4.3:

The City shall generally require pedestrian facilities along all classified streets designated on the Circulation Plan.

Circulation

Policy D4.4:

The City shall require that adequate off-street parking be provided for properties. This shall assume that on-street parking will not be available on Prime Arterials, Major Roads, and Collector streets in most cases since it is necessary to utilize the curb-to-curb width for vehicle traffic and transit and bicycle uses. In no instance shall required parking be provided on-street.

**Circulation
Policy D4.5:**

The City shall maintain curb-use priorities that consider, in descending order, the needs of through-traffic, short- and long-term parking, transit stops, and passenger loading needs.

**Circulation
Policy D4.6:**

The City shall not allow the use of public streets for freight loading and unloading.

5. Policies Regarding Public Transit

An integral part of the multimodal system is the provision for public transit. For transit to be successful, it should be properly planned so that it is accessible to users and operates in a timely fashion. The following policies are intended to provide guidance in establishing a transit system to serve the needs of the City and region.

**Circulation
Policy D5.1:**

The City shall cooperate with the North County Transit District (NCTD) to attain a balance of transportation opportunities. This shall include the establishment of criteria to implement transit improvements, short/long-range service plans, corridor improvements, transit centers, and the preservation of rights-of-way for commuter-rail lines.

**Circulation
Policy D5.2:**

The City shall require developers to construct, when appropriate, transit facilities including bus pullouts on Prime Arterials, Major Roads, and Collector streets and bus stop amenities, including shelters and benches.

**Circulation
Policy D5.3:**

The City shall cooperate with the NCTD to establish transit stops adjacent to senior housing projects, areas with high concentrations of medical facilities, and major employment centers.

**Circulation
Policy D5.4:**

The City shall cooperate with NCTD, Caltrans, SANDAG, and other appropriate agencies to plan and implement a commuter rail system. This shall include the appropriate location of stops, service schedules, feeder bus routes and parking needs.

**Circulation
Policy D5.5:**

The City shall cooperate with the NCTD to assure that transit centers and major stops have adequate bicycle and pedestrian access, including secure bicycle storage, where appropriate.

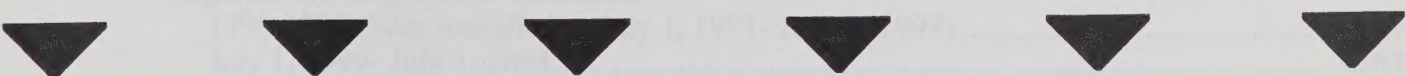
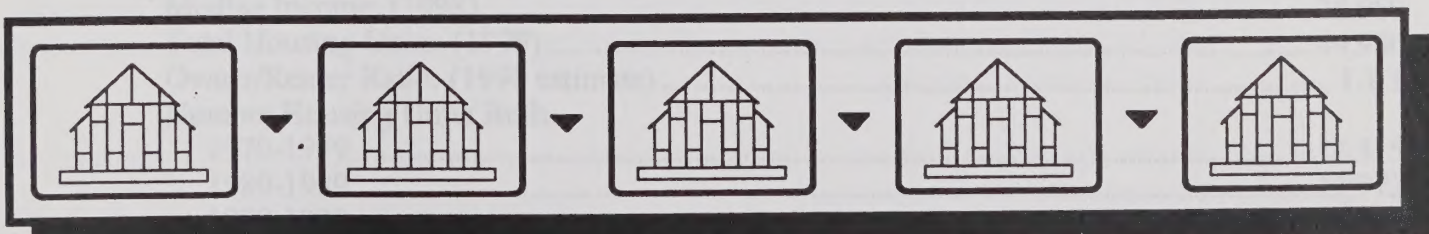
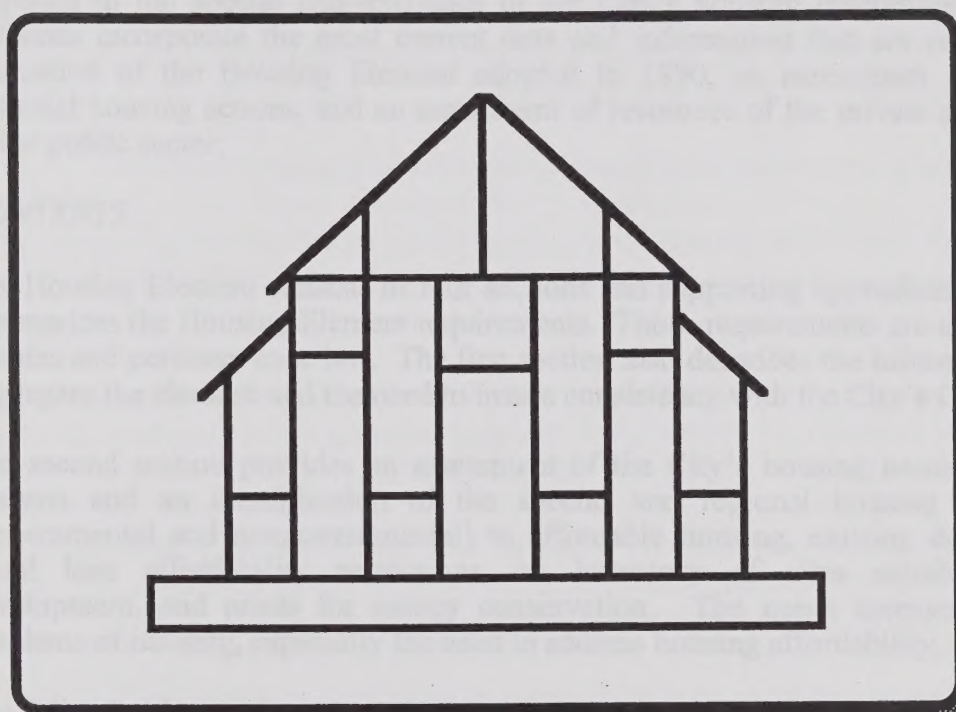
**Circulation
Policy D5.6:**

The City, in coordination with the NCTD, shall encourage the utilization of the multimodal transit center by coordinating bus routes and requiring, when applicable, shuttle services to major employers.

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HOUSING



E. HOUSING

INTRODUCTION

The Housing Element is a component of the General Plan which assesses the housing needs of all economic segments of the City. In addition, the Housing Element defines the goals and policies which will guide the City's approach to resolving those needs and recommends a set of programs which would implement policies over the next five years.

State law requires that all cities adopt a housing element and describes in detail the necessary contents of the housing element. This Housing Element responds to those requirements, and responds to the special characteristics of the City's housing environment. The proposed revisions incorporate the most current data and information that are readily available; an evaluation of the Housing Element adopted in 1990, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

CONTENTS

The Housing Element consists of four sections and supporting appendices. The first section summarizes the Housing Element requirements. Those requirements are a composite of State statutes and pertinent case law. The first section also describes the information sources used to prepare the element and the need to insure consistency with the City's General Plan.

The second section provides an assessment of the City's housing needs through a market analysis and an identification of the special and regional housing needs, constraints (governmental and nongovernmental) to affordable housing, existing developments which could lose affordability restrictions, an inventory of sites suitable for residential development, and needs for energy conservation. The needs assessment quantifies the problems of housing, especially the need to address housing affordability.

The following is a statistical summary of the needs assessment for 1999-2004.

SUMMARY OF NEEDS ASSESSMENT

Total Population: (1/99)	125,597
Median Age: (1997)	32.5
Average Household Size: (1999)	2.95
Median Income: (1998)	38,969
Total Housing Units: (1999)	44,986
Owner/Renter Ratio: (1990 estimate)	1.1:1
Number Housing Units Built:	
1970-1979	13,315
1980-1989	12,772
1990-1999	2,946
Regional Housing Needs Statement	
1990-1995 (later modified to July 1, 1991- July 1, 1999)	6,705
July 1, 1999- July 1, 2004	2,603

The third section consists of two parts: (1) the evaluation of the prior Housing Element and the progress made by its proposed housing programs, and (2) the identification of housing goals and policies. The evaluation assesses previously proposed programs (1991-1999). The results of this assessment are utilized to propose the recommended programs. The housing goals are identified in Section 3:

1. Expand the stock of affordable housing while preserving the health, safety, and welfare of residents and promoting the fiscal stability of the City.
2. Accommodate the regional share of housing for all income groups and the affordable housing goal for lower-income households that require assistance.
3. Maintain the existing housing stock as a continuing source of low- and moderate-cost housing and as a conservation measure.
4. Ensure a proper balance of rental and ownership housing units.
5. Permit residential growth only within limits which allow the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements.
6. Encourage a compact, efficient urban form which conserves land and other natural and environmental resources and which respects natural topographic and drainage characteristics.
7. Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, age, sexual orientation, or source of income in obtaining housing.
8. Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.
9. Expand the stock of housing for moderate- and above moderate-income households by providing development incentives in single family and multi-family zones and in the urban core.
10. Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.
11. Pursue the proper balance of jobs to housing as recommended by the Department of Finance.

The last section presents the housing programs for 1999-2004 that respond to the needs and implement the goals and policies. They are organized into a format that identifies the action to be undertaken, the anticipated impact, the responsible agency, financing, and schedule.

SUMMARY

The Housing Element identifies needs, establishes goals and policies, and recommends actions to address those needs from 7/1/99 to 7/1/04. Although statutory requirements shape the contents of the element, the special setting and capabilities of the City of Escondido form the basis for all components of the Housing Element. The following is a list of Housing Programs. They are all continuing programs, some of which were modified for reasons explained under the Goals and Evaluation Summary.

Continuing Programs

Construction:

- Project Development
- Mortgage Revenue Bonds
- Emergency Shelter Program
- Inclusionary Zoning
- First Time Home Buyers – Home Entry Loan Program
- First Time Home Buyers – Mortgage Credit Certificates
- Section 202 Development
- Infill New Construction
- City-Owned Sites
- Density Bonus

Rehabilitation:

- Housing Rehabilitation - Owner Occupied
- Housing Rehabilitation - Renter Occupied
- Recycling Existing Structures
- Neighborhood Focus Program

Conservation:

- Transitional Housing/Project Development
- Rental Subsidy
- Mobilehome Park Conversion
- Mobilehome Rent Review
- Existing Subsidized Housing Development Assistance

Administration:

- Fair Housing
- Code Revisions: Nonconforming Use Ordinance, Density Bonus and Residential Incentive Ordinance
- Senior Housing Ordinance Enforcement
- Housing Information and Referral
- Housing Element Update
- Land Use Policies
- Congregate Care
- Landlord/Tenant Assistance
- Regional Planning and Cooperation
- Non-Profit Corporation Support
- Ordinance Review

1. Overview

Each city in the State of California must have an approved General Plan to guide its development. A Housing Element is one of the State's required elements of the General Plan. The Housing Element is an important planning guide to local jurisdictions. It identifies the housing needs of the City and recommends ways to meet these needs while balancing community objectives and resources.

State law requires that housing elements be revised as appropriate but not less than every five years. The City submitted the previous Housing Element on June 6, 1990. It was approved by the Department of Housing and Community Development in 1991. In 1992, it was amended to include an analysis of the preservation of assisted dwelling units at risk of losing their affordability restrictions. This document makes the necessary updates to the amendment and the 1990 element.

The 1999 Housing Element consists of four chapters: I. Introduction, II. Needs Assessment, III. Evaluation of Progress Toward Meeting Housing Goals (1991-1999), and New Strategy for 1999-2004, and IV. Programs Summary. The Needs Assessment contains a thorough analysis of the important aspects of the housing market in Escondido. This revision updates the information base and expands the analysis to respond to all state required items. The Goals and Evaluation chapter was also revised based upon an evaluation of the progress of the City in meeting past housing goals and an update of housing goals where necessary. The final chapter, Programs Summary for 1999-2004, includes more information about activities in each program, responsible agencies, and implementation.

2. State Law

The preparation of the Housing Element is guided by State law, specifically Chapter 10.6 Sections 65580 through 65589.8, of the Government Code. The law governing the contents of housing elements is among the most detailed of all elements of the General Plan. According to Section 65583 of the Government Code, "The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The assessment of housing needs must include eight areas of analysis:

1. An inventory of population, employment trends, and local housing needs for all income levels;
2. An analysis of household characteristics and housing conditions;
3. An analysis of land suitable for residential development and an analysis of the relationship of zoning and public facilities and services to these sites, including vacant sites and sites having potential for redevelopment;

4. An analysis of governmental constraints upon maintenance, improvement, or development of housing for all income levels (including local efforts to remove governmental constraints in order to meet the regional share);
5. An analysis of nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels;
6. An analysis of any special housing needs such as farm workers, seniors, and those in need of emergency shelter;
7. An analysis of opportunities for energy conservation in residential development; and
8. An analysis of assisted housing developments that are eligible to lose affordability restrictions during the next ten years (Gov't Code §65583(a)).

The second major component of a housing element that the law requires is "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing." (Gov't Code §65583(b)(1)) The law recognizes that the needs will likely exceed the resources and City's ability to meet the needs. The City must, however, "establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved over a five-year time period." (Gov't Code §65583(b)(2)).

The final component that must be included in a housing element is "[a] program which sets forth a five-year schedule of actions ... to implement the policies and achieve the goals and objectives of the housing element ..." (Gov't Code §65583(c)). This program must do several things: "identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multi-family rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing"; assist the housing needs of low- and moderate-income people; address and, where appropriate, remove governmental constraints that impact housing; conserve and improve existing affordable housing; and promote equal opportunities for housing.

In order to help streamline the preparation of housing elements, California legislation (Gov't Code §65585.1) allows cities in San Diego County to "self-certify" their housing elements, provided their fair share goals, as well as other criteria, are met. The primary advantage to "self-certifying" is that it eliminates the State's review and certification of updated housing elements, and it provides jurisdictions with more flexibility in meeting the affordable housing goals. The City of Escondido has met its fair share goal for the current cycle and should be able to self-certify its Housing Element in the next cycle as well. For further information regarding the City of Escondido's performance in meeting its fair share goal, refer to 2. Fair Share Progress under III. Evaluation of Progress Toward Meeting Housing Goals (1991-1999), and New Strategy for 1999-2004.

3. Case Law

Several appellate courts have interpreted the State statutes pertaining to housing elements, providing further guidance on the preparation of a compliant element. Two of the more notable decisions are:

Buena Vista Garden Apartments Assn. v. City of San Diego Planning Department (1985) 175 Cal.App.3d 289 – State statutes pertaining to housing elements are applicable to charter cities as well as general law cities because housing is a matter of statewide concern.

Hoffmaster v. City of San Diego (1997) 55 Cal.App.4th 1098 – To substantially comply with the State statute requiring the identification of adequate sites for emergency shelter and transition housing, a city must provide an inventory of sites, which will be made available through its housing programs, to meet its quantified objectives for providing housing for the homeless.

These and the other cases interpreting State statutes pertaining to housing elements have been considered in preparing this revised Housing Element.

4. Department of Housing and Community Development Guidelines

The Department of Housing and Community Development provides guidelines for the preparation of housing elements. Prepared in 1988, are guidelines pertaining to all of the requirements such as housing element update and periodic review, assessment of housing needs, resources, and constraints, discussion of goals, policies, and objectives and discussion of housing programs. Prepared in 1989 and later reprinted in 1995, are guidelines which relate specifically to shelter for the homeless. Both documents were utilized in the preparation of this revised Housing Element.

5. Sources of Information

The 1990 Housing Element is based upon the most current information that was available at the time of preparation. The most detailed and accurate data base is the 1990 Census. However, every effort has been made to find more current data. The following sources are used: 1990 Census from the U.S. Department of Commerce, Bureau of Census; 1999 Regional Housing Needs Statement from the San Diego Association of Governments (SANDAG); 1990-99 Housing and Population Estimates from California Department of Finance; 1999 Housing Vacancy Rates from the San Diego Apartment Association; 1998 and 1999 Permitting Fees Survey from the San Diego County Building Industry Association; and the 1998 and 1999 Regional Homeless Profile from the Regional Task Force on the Homeless.

6. General Plan Consistency

The Housing Element must be consistent with the rest of the General Plan. Housing must be viewed in a context that includes more than adequate shelter. Each housing unit includes direct and indirect services as an integral part of its structure. External factors

that affect the adequacy of housing includes the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, one's house includes the use of the school, park, library, police, fire and other services associated with that unit at a particular location.

The 1999 Housing Element was prepared as an integral part of the General Plan and reviewed for consistency with each of the General Plan's component elements.

7. Citizen Participation

The importance of the Housing Element requires an opportunity for participation of citizens of all economic ranges. "The local government shall make a diligent effort to achieve public participation of all economic segments of the community ..." (Gov't Code §65583(C)(6)(B)). All Planning Commission and City Council meetings were public hearings, which followed the City's procedures for notice and outreach to the community. A meeting with a local citizen group and a public workshop was held to solicit comments from the public and from nonprofit and for profit organizations. Mail outs and large display ads in the newspapers were utilized to notify the public about the workshop.

The following steps were followed to develop and adopt the Revised Housing Element:

- I. Participation in the San Diego Regional Housing Element Advisory Committee
- II. Public Workshop
- III. Meeting with Local Citizen Group
- IV. Housing Policies and Planning Issues Subcommittee Meetings
- V. Housing Advisory Commission
- VI. Public Hearings Before Planning Commission and City Council
- VII. Planning Commission Recommendation
- VIII. City Council Approval

The process involved is discussed in greater detail below:

Ongoing Meetings

Representatives from the San Diego Association of Governments (SANDAG), local jurisdictions, nonprofit agencies and the State met at SANDAG in order to assist jurisdictions in the preparation of Housing Element updates and to help streamline its review process.

January 11, 1999

Staff held a public workshop to solicit comments from the public regarding the goals and objectives of the Housing Element and the Consolidated Plan. Invitations were mailed to a combination of residents, neighborhood representatives, and nonprofit and for-profit agencies. Notices were also placed in local newspapers. About 30 individuals (other than staff) came to the meeting and participated in group discussions.

January 25, 1999

Public workshop comments were transmitted onto the Housing Advisory Commission (HAC) for consideration. Some local representatives from nonprofit organization were in attendance (Community Housing of North County and Friends of Legal Aid) and expressed their opinions regarding affordable housing. HAC directed staff to proceed with the update to the goals and policies with specific emphasis on rehabilitation.

February 8, 1999

Staff met with the Housing Policies and Planning Issues Subcommittee and prepared revised goals and policies. Preference was placed on rehabilitation and first-time homebuyer programs.

February 22, 1999

HAC reviewed proposed revisions to goals and policies and directed staff to incorporate revisions into the draft Housing Element.

March 8, 1999

Staff prepared revised programs and met with the Housing Policies and Planning Issue Subcommittee. Preference was placed on rehabilitation, first-time homebuyer programs and expanding programs to include households from more income levels.

March 22, 1999

HAC reviewed proposed revisions to programs and directed staff to incorporate revisions into the draft Housing Element.

June 2, 1999

City Council reviewed and endorsed the transmittal of a letter to the SANDAG's Board of Director's from the Mayor recommending alternative 3 of the proposed regional share alternatives presented in the Draft Regional Housing Need Statement.

June 22, 1999

Staff and Housing Policies and Planning Issues Subcommittee met to discuss any remaining issues associated with the Housing Element update (available sites for emergency and transitional housing).

June 25, 1999

SANDAG Board of Directors voted to adopt the Regional Housing Needs Statement and alternative 3.

September 1, 1999

City Council reviewed State law requirements pertaining to the needs of homeless individuals in Escondido and specifically those in need of emergency housing. Council directed staff to incorporate a program in the Housing Element that provides a land use classification for emergency shelters and allows them in the Hospital Professional zone subject to the approval of a Conditional Use Permit.

September 27, 1999

The Housing Advisory Commission reviewed the draft Housing Element and concurred with staff's recommendation that City Council adopt the draft, certify its compliance with State law, and submit the certification and the Housing Element to the State.

October 6, 1999

A Negative Declaration was issued October 6, 1999 (City Log No. ER 99-27). For staff's opinion there are no significant environmental issues associated with this proposal.

October 26, 1999

The Planning Commission continued the public hearing to consider the General Plan Amendment (99-02-6PA) to adopt this 1999-20004 draft Housing Element which involves comprehensive revisions to the 1991-1999 Housing Element.

December 14, 1999

The Planning Commission recommended approval of the General Plan Amendment and the 1999-2004 Housing Element. The Planning Commission recommended some additional minor revisions.

December 15, 1999

City Council reviewed the draft 1999-2004 Housing Element and continued the public hearing to allow staff time to incorporate additional revisions recommended by Council.

July 19, 2000

City Council approved a comprehensive amendment to the City's General Plan to adopt the 1999-2004 Housing Element and to certify compliance with State requirements.

HOUSING NEEDS ASSESSMENT

1. Housing Needs Assessment Summary

This chapter provides a comprehensive analysis of the City's housing needs. It includes several subsections. The City profile identifies the context for the assessment as well as the rest of the Housing Element. A market analysis summarizes the supply and demand characteristics of the City. Additional analysis includes the identification of regional housing needs including low-income, a discussion of the needs of special housing groups; an analysis of constraints, both governmental and non-governmental, to the improvement, maintenance, and development of housing, including local efforts to remove these constraints; an inventory of land suitable for residential development; a discussion of energy conservation opportunities for residential development; and an analysis of existing assisted housing developments that could lose affordability restrictions.

2. City Profile

The City's profile consists of the special characteristics and factors that provide the setting for the Housing Element. Escondido is located in the North Central portion of San Diego County. Its natural setting, Mediterranean climate, rolling hills, and location at the intersection of two State Highways provide a unique and attractive living

environment. This setting has a substantial impact on the employment characteristics as well as the City's economic base. These conditions attract growth which in turn create a competitive residential atmosphere.

The city has three general areas of development: the historic town center area, the more recently developed surrounding areas, and the developing rural areas. Each of these areas contain housing sub-markets which reflect their own unique attributes.

Escondido has experienced significant residential development since 1970. It is crucial that public services expand to meet the needs of the increasing population. These services include sewers, streets, police, fire, schools, and recreation. It is also important to locate housing to be accessible to other functions such as employment, services, shopping, and transportation.

3. Market Analysis

The market analysis portion of the Housing Element examines the population and housing characteristics which largely determine the housing needs of the community. Such an analysis includes a discussion of the traditional indicators of supply and demand including those mandated by state law.

The development trends that shape the market reveal substantial growth and development. Since 1960, the city has grown by almost 106,764 people. Southern California, and especially San Diego County, is experiencing large increases in population and housing. The population in Escondido increased sixfold over the past thirty-eight years and experienced an annual rate of population growth of 17.1 percent. The housing stock has expanded to meet the demand that this growth has generated.

a. Demand Analysis

(1) Existing Population

The population of the city was 108,634 in 1990. Based on recent estimates, the population of the city grew to 125,597 by January 1, 1999. Thus, the city's population increased by 17,000 people from 1990 to 1999, an increase of 15.6 percent. San Diego County's population increased by 12.5 percent during the same time. The city's population as a portion of the County's population, grew very little from 4.3 percent in 1990 to 4.4 percent in 1999 as a result of a growth rate that is only slightly higher than the County's rate.

Table 1
Population Characteristics - Growth
Escondido and San Diego County
1990-1999

<i>Year</i>	<i>Escondido</i>	<i>San Diego County</i>	<i>Escondido as a Percent San Diego County</i>
1990	108,635	2,498,016	4.3%
1999	125,597	2,853,258	4.4%
1990-1999*	17,000	355,242	4.8%
1990-1999°	15.6%	12.5%	

*Total Increase

°Percentage Increase

Source: California Department of Finance Population & Housing Estimates
(1990-1999), January 1 of each year.

(2) Race/Ethnicity

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. The cultural influences of races are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of "extended family" can have implications on the definitions of overcrowding and housing conditions. The racial and ethnic composition of a community's population should also be more carefully examined at the neighborhood level.

Escondido's population includes several races and groups of Hispanic origin, and is predominantly Caucasian. SANDAG's 1997 Population and Housing Estimate provides the most recent ethnic group breakdown.

The racial and ethnic composition does not appear to have substantially changed since 1990. The percentage of the city's population of Hispanic origin increased from 23.3 percent in 1990 to 29.2 percent in 1997; the population of

Asian/Other origin increased from 4.2 percent in 1990 to 4.5 percent in 1997; and the Black population has remained stable.

Table 2
Population Characteristics - Race and Ethnicity
City of Escondido and Region
1990

<i>Race/Ethnicity</i>	<i>Total</i>	<i>Percentage</i>	<i>Escondido as Percent of Region</i>
Hispanic	25,380	23.3%	5.0%
White	77,507	71.3%	4.7%
Black	1,254	1.2%	0.8%
Asian/Other	4,494	4.2%	2.2%
TOTAL	108,635	100.0%	

Source: Census 1990 Ethnicity by Population

Table 3
Population Characteristics - Race and Ethnicity
City of Escondido and Region
1997

<i>Race/Ethnicity</i>	<i>Total</i>	<i>Percentage</i>	<i>Escondido as Percent of Region</i>
Hispanic	35,000	29.2%	5.4%
White	78,111	65.1%	4.7%
Black	1,477	1.2%	0.9%
Asian/Other	5,328	4.5%	2.1%

Source: SANDAG Population and Housing Estimates, January 1, 1997

(3) Special Needs

Introduction

Special housing needs include those households who warrant additional discussion because they have unique requirements or conditions related to housing. These special households are identified in the state law: persons with disabilities, elderly, large households, single parent households, especially families with female heads of households, and families and persons in need of emergency shelter (Gov't Code §65583(a)(6)). In addition, this section also discusses military, students, and farm workers. This section is intended especially to identify the segments within the city that will impact the competition for affordable housing. The demand is important because all these groups often

“compete” with one another for the same type of housing. The lack of affordable housing for each of these groups is compounded by the relatively lower incomes associated with the special needs.

(a) Persons with Disabilities

The housing needs of persons with disabilities are difficult to measure. The census information is limited to data on work and transportation disabilities. Moreover, the definition of disabled varies from one service agency to another.

The Department of Health and Human Services and the U.S. Bureau of the Census estimates that 10 percent of the total population in the United States is disabled. Applying these national figures to the figure of approximately 125,597 persons residing in Escondido results in an estimate of 12,559 disabled persons in the city.

Table 4 gives the percentage of individuals in the San Diego region in 1990 who were unable to work due to a disability. Approximately 6.5 percent of the total population aged 16 and over were unable to work and 10.6 percent have a work disability. Applying Escondido's current population to this percentage would result in an estimation of 8,164 persons in Escondido unable to work due to a disability, and 13,313 persons with a work disability.

Table 4
Work Disability Status by Age
San Diego Region
1990

	Total Age 16+	Percent of Population	Age			
			16 to 64	% 16 to 64	65+	% 65+
Persons with Work Disability in Labor Force	53,391	2.9%	49,063	3.2%	4,328	1.7%
Employed	46,104	2.5%	42,213	2.7%	3,891	1.5%
Unemployed	7,287	0.4%	6,850	0.4%	437	0.2%
Persons with Work Disability Not in Labor Force	139,626	7.7%	65,456	4.2%	74,170	28.3%
Prevented From Working	117,822	6.5%	53,909	3.5%	63,913	24.4%
Not Prevented From Working	21,804	1.2%	11,547	0.7%	10,257	3.9%
Total with a Work Disability	193,017	10.6%	114,519	7.4%	78,498	30.0%
Total with No Work Disability	1,619,672	89.4%	1,436,471	92.6%	183,201	70.0%
Total Population San Diego Region	1,812,689		1,550,990		261,699	

Persons were identified as having a work disability if they had a condition that had lasted 6 or more months and which limited the kind of amount of work they could do at a job or business.

Source: 1990 Census (STF 3), Table P66

The U.S. Bureau of the Census estimates that 70 percent of all people with severe disabilities are unemployed and rely upon fixed monthly disability incomes which are rarely adequate for the payment of market rate rent (Source: National Partners in Homeownership, KeyNotes, "Reaching People with Disabilities," 1998, page 3). The California Right to Housing Campaign estimates that 15 percent of persons with disabilities in the State of California were living below the poverty level in 1988.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Also, few lenders and/or programs will combine mortgage financing with affordable financing for accessibility improvements. Furthermore, some providers of basic homebuying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments. Accessibility should increase over time due to voluntary retrofitting, as well as retrofitting required by the American Disabilities Act (of 1990) when improvements or additions are made to existing commercial/office buildings.

Housing advocacy groups report that people with disabilities are often the victims of discrimination in the homebuying market. Persons with disabilities, whether they work or receive disability income, are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. These factors – affordability, design, location and discrimination – significantly limit the supply of housing available to households of persons with disabilities. The nonprofit National Home of Your Own Alliance estimates that only two percent of this population owns their home, compared to the overall homeownership rate of 65.9 percent (Source: National Partners in Homeownership, KeyNotes, "Reaching People with Disabilities," 1998, page 3).

Implementation programs mentioned in this element will help to address these issues. Examples include acquisition and rehabilitation of single-family and multi-family residences and programs related to increasing home ownership. It should also be noted that the City amended the Zoning Code in order to streamline the processing of Conditional Use Permits for residential care facilities for persons with disabilities. The amendment allows approval by the Planning Director rather than the Planning Commission.

(b) Elderly

In 1997, an estimated 14,689 persons, or 12 percent of Escondido's population, was 65 years or older. Many elderly households need smaller "efficiency" units to make independent living possible. Elderly persons, often on limited incomes, have difficulty finding affordable housing. Where elderly persons can live with other family members or can afford to maintain their own home, their housing needs can be met.

Many elderly persons need some form of housing assistance. Currently, 50 percent of those who receive Section 8 rental subsidies in Escondido are elderly. It has also been estimated that approximately 32 percent of the lower income population who overpay for housing are over 62 years of age.

Table 5
Percent of Elderly Individuals (65+)
City of Escondido
1970, 1980, 1990, and 1997

<i>Year</i>	<i>Elderly 65+</i>	<i>% of Total Population</i>
1970	5,723	15.3%
1980	10,471	16.3%
1990	14,074	13.0%
1997	14,689	12.0%

Source: 1970, 1980, and 1990 Census, SANDAG demographic characteristics estimate, 1998

Although the current estimates are less detailed than the census, the SANDAG 2020 Cities/County Forecast estimates that 18.4 percent of the County's population will be 55 years or older by the year 2000, and 18.4 percent by 2020. Since 1970, the number of elderly residents (65 years of age or older) has increased, but the share of the total population represented by elderly persons has declined as other younger age groups have increased at a greater rate.

(c) Large Households

Large households are defined generally as those households with five or more persons. Large households generate a need for units with more than 3 bedrooms. This housing is more expensive and, due to the higher expenses associated with larger households, less affordable for low- and moderate-income households. The city had 2,683 such households in 1990, or 6.8 percent of the city's households. Using the 1990 percentage of large households and applying it to the city's current (1998) households, would result in an estimate of 3,033 large households.

(d) Single Parent Households

Single individuals with dependent children represent another important group with special housing needs. Information concerning direct income for single-parent households with children is unavailable.

The housing needs of single parent households have increased in recent years. The single employed parent typically desires minimal maintenance housing which is near employment, schools, shopping, day care, and recreational areas. The housing needs of this group generate special concern because the single parent household tends to have a lower income and a higher need for social services.

The poverty status of female-headed families is illustrative of the needs of this special group. Therefore, the proportion of single-parent households with children forms a significant portion of lower-income households in "need." Although no direct measurement of this need has been provided, the census information provides an indication of the magnitude of such needs.

The most significant portion of this group is the female headed household. The 1990 Census identified 2,821 female headed households with children accounting for 7.2 percent of the city's households. Applying 7.2 percent to the city's 1998 number of households (41,637) would result in approximately 2,998 female-headed households.

(e) Military

The military population's influence on the demand for housing takes two forms: (a) the existing service households trying to find housing; and (b) the former (either retirement or non-retirement separations) service household trying to find housing. The most recent statistics (1990) from the Navy Housing Referral Office estimate that county-wide approximately 46,191 military families are eligible for housing and only 7,100 government owned family housing units are available. The major concentrations of military population center around Camp Pendleton, Marine Corps Air Station Miramar, and Navy stations in the Central and South Bay areas of the cities of San Diego, Coronado, National City, Chula Vista, and Imperial Beach. The existing military family housing is scattered around the region, and some communities, such as Escondido, have substantial portions of their housing stock comprised of military family housing.

(f) Student Housing Need

Student Housing is considered as a factor that affects housing availability. Although students may produce only an individual temporary housing need, the impact upon housing demand and post-study residence is critical in the immediate university areas. San Diego State University, the largest

university in the region, has an enrollment of 28,469 students, but only provides housing for 2,680 students on campus. The University of San Diego houses approximately 2,000 students on campus for a student enrollment of 6,694. The University of California at San Diego provides on campus housing for 4,700 students for a student enrollment of 15,140. Other smaller universities and junior colleges in the county create similar housing problems. For example, the location of California State University of San Marcos has had some impact on housing, due to its location of a few miles west of Escondido.

Typically, students are low-income and are, therefore, impacted by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations to decrease expense, and can be assisted through roommate referral services offered on and off campus. The lack of affordable housing also influences choices students make after graduation which can have a detrimental effect on the region's economy. The recent graduates provide a specialized pool of skilled labor that is vital to the region; however, the lack of affordable housing often leads to their departure from the area.

(g) Homeless

The needs of the homeless have received substantial attention in the past few years. The exact amount of homeless is difficult to estimate because they are highly mobile, do not have residences, and are often reluctant to volunteer information. The Regional Task Force on the Homeless has prepared a profile of the homeless within the region. Due to the difficulty in estimating the number of homeless, the figures provided by the Task Force should only be considered as "best estimates". Below are the figures presented by the Task Force and the methodology utilized in collecting the information.

Data Collection

It is difficult to count homeless persons since their locations vary and the amount of homeless persons fluctuate. One of the main problems homeless researchers encounter is locating homeless persons. According to the National Coalition for the Homeless, researchers use a variety of methods to count the homeless. These methods have different outcomes in their portrayal of the homeless population.

The two main methods used to count homeless persons are Point-In-Time-Counts and Period Prevalence Counts. Point-In-Time Counts provide a snapshot view of the homeless population on any given day. The main problem with Point-In Time –Counts is that they do not accurately depict a population that is ever changing. Period Prevalence counts are used to examine the number of persons who are homeless over a longer period of time. They offer an idea of what the prevalence of homelessness is, rather than the number of homeless persons on a given day.

The Regional Task Force on the Homeless relied on observational evidence, Point-In-Time-Counts, and Period Prevalence Counts from a broad sample of information to provide an estimate of the homeless population in San Diego County. Sources of information included: Data and observations of informants who have contact with the homeless population; Reports of public and nonprofit agencies with programs that target groups with special needs; Conclusions of local ad hoc surveys, studies, and task forces; The 1990 U. S. Census; Utilization rates of available homeless facilities, services, and meal programs; The estimated number and size of encampments (in the case of day laborers); and Estimated counts of persons observed at known outdoor locations.

Regional Task Force Estimation of the number of homeless persons

The Regional Task Force estimates that there are approximately 900 homeless individuals in the City of Escondido. Approximately 402 are currently receiving shelter, leaving 498 who are estimated to need assistance (which includes those requiring shelter during the winter months). Of the 498, an estimated 95 would require emergency shelter, 304 would require transitional shelter, and 99 would require permanent supportive housing. The estimated number of those requiring the various types of housing is based on a countywide percentage applied to each jurisdiction. The Task Force estimated that the need for transitional housing (61 percent) is greatest, since there would be a continuance of care provided, assuming some of the individuals in emergency shelters are able to find shelter in transitional housing where supportive services are available to assist in becoming self-sufficient.

Emergency shelter provides an immediate short-term solution to homelessness and involves limited supplemental services. Transitional housing provides shelter for an extended period of time (perhaps as long as two years), and generally includes integration with other social services, such as counseling programs, to assist in the transition to independent living as soon as possible, often within six months. Permanent supportive housing serves primarily disabled homeless individuals. Housing is provided for an indefinite time with restricted rents and supportive services to meet special needs.

The January 1998 Homeless Service Profile prepared by the Regional Task Force on the Homeless gives a listing of facilities which provide emergency shelters, transitional and permanent supportive housing and services in Escondido. The facilities serve a wide range of special needs such as those related to HIV/AIDS, mental illness, homelessness, and substance abuse treatment. Programs provide shelter, food, clothing, medical and psychological assistance. For listing of existing facilities, refer to III. Evaluation of Progress Toward Meeting Housing Goals (1991-1999), Emergency Shelter Program (1.5) and Transitional Housing Program (3.1). For discussion regarding emergency and transitional sites,

refer to (7) Sites for Homeless Facilities under Supply-Demand Indicators. Existing service agencies indicate that a growing need exists for limited-term shelter facilities for individuals and families with no available shelter due to the following constraints: limited fixed income, unemployment, recent eviction, mental illness, family violence or difficulty adapting to a new culture. In the San Diego region, the target group of approximately 15,000, consists of men, women and children of all ages (Regional Homeless Task Force).

(h) Farm Workers

The housing needs of the farm workers are also difficult to quantify. The 1990 Census provided indirect measurements of the extent of farm workers. The undocumented immigrant and migrant worker form a substantial part of the farm worker population. The ability to gather information about the farm worker is limited because they are so mobile and reluctant to participate in any survey. The 1990 Census provided a few indicators of the potential farm worker population.

Farm workers are defined as those households whose wage earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Permanent residents who work in agriculture doing similar work, but who live in Escondido the entire year, are included in the City's estimates of households needing assistance due to affordability. The 1990 census revealed that approximately 762 individuals were employed in the agriculture, forestry, fisheries and mining industries. While these indicators do not directly measure farm worker population (nor the housing needs of farm workers), they do suggest that the farm worker has a need for housing. Based on SANDAG calculations, there were approximately 658 agricultural workers in 1995. In addition to a growth in flower and foliage production, fruit production has experienced a rapid expansion in San Diego County over the past decade.

Moreover, due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. It is estimated that there are between 100 and 150 farm worker camps located throughout the San Diego region, primarily in rural areas (Source: Regional Task Force on the Homeless, Regional Homeless Profile). These encampments range in size from a few people to a few hundred and are frequently in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

The housing needs of farm workers are frequently overlooked, due to both the migratory nature of farm labor and the substantial number of undocumented immigrants performing agriculture-related activities. Farm

workers' needs are also difficult to quantify, due to the fear of job loss and the fear of authority. Thus, farm workers are given low priority when addressing housing needs, and often receive the least hospitable housing. The San Diego County Regional Task Force on the Homeless estimates that there are at least 7,000 farm workers and migrant day laborers who currently experience homelessness in the San Diego region.

The City of Escondido recognizes the needs of farm workers and allows housing to be partially provided through provisions in the Zoning Ordinance. The City is one of a few which allows, as a permitted use in agricultural and estate residential zones, living quarters for persons employed on the premises in conjunction with authorized agricultural uses. The City is also planning to develop eight units for farm workers as part of a 24-unit affordable housing complex for low-income households. Much of the funding of the development of the eight units would come from the State of California under the Farm Worker Housing Grant Program.

(4) Existing Households and Projected Households

Existing Households

In 1989, the city had 39,459 households, with a household population measured at 97,598. By 1998, the number of households grew to 41,637, an increase of 6 percent. Household population grew to 121,697, representing an increase of 25 percent. The increase in household population was greater than the increase in the number of households. Thus, it would appear the size of households increased. Although utilizing a slightly different timeframe, the increase in household size during the past decade is reflected in Table 7 which indicates that the household size in 1990 was estimated to be 2.7 and in 1999 to be 2.95.

During the same time period, the region's number of households increased by 7.2 percent which is slightly higher than the city's 6 percent increase (Regional Housing Needs Statement, page 24, May 1999). While both the city and the region's number of households increased, this would explain why the city's percent of households in the region decreased slightly as shown in Table 6.

Table 6
Existing Households
City of Escondido and Region
1989 and 1998

1989 Household Population	1989 Households	1989 Escondido as Percent of Households in the Region	1998 Household Population	1998 Households	1998 Escondido as Percent of Households in the Region
97,598	39,459	4.5%	121,697	41,637	4.4%

Source: January 1, Housing and Population Estimates, SANDAG, January 1, 1989, California State Department of Finance, January 1, 1998

Projected Households

By 2005, Escondido is projected to have 45,630 households and a household population of 134,481 (2020 Cities/County Forecast, SANDAG, January 1, 1999). From 1998 to 2005, this growth represents a household increase of 9.5 percent and a household population increase of 10.5 percent. During the same time period, the number of households in the San Diego region is projected to increase by 14 percent, and household population is estimated to increase by 15 percent. (2020 Cities/County Forecast, January 1, 1998, SANDAG, January 1, 1999 California State Department of Finance)

(5) Household Size

Like age distribution, household size is an important market characteristic. Housing demand is shaped by the composition of its household sizes. The small household (1-2 persons per household) traditionally prefers units with 0-2 bedrooms while the family household (3-4 persons per household) prefer units with 3-4 bedrooms, and the large household (5 or more persons per household) prefers units with 4 or more bedrooms.

Table 7
Population Characteristics – Household Size
City of Escondido
1990

<i>Household Composition</i>	<i>*Number of Households</i>	<i>Percent</i>
Number of Persons		
One	9,104	23%
Two	13,179	33%
Three	6,393	16%
Four	5,538	14%
Five	2,683	7%
Six or more	2,535	7%
Total	39,432	100%
Mean Household Size:	2.7 (1990)	

Source: 1990 U.S. Census of Population and Housing

**Actual number is slightly higher but not reflected since not all numbers were available in subcategories*

Due to a change in household composition, average household size in Escondido increased from 2.7 (1990) to approximately 2.95 (1999). (SANDAG Population and Housing Estimates, January 1, 1999)

(6) Age of Population

Age distribution is an important market characteristic, because housing demand within that market is influenced by the housing preferences of these age groups. Demand for housing that responds to the young adult population (20-34 year olds) traditionally takes the form of apartments, low- to moderate-cost condominiums, and smaller single-family units; the 35-65 year-old group generates demand for moderate- to high-cost apartments and condominiums and larger single-family units; the 65 years and older age group generates demand for low- to moderate-cost apartments and condominiums, group quarters, and mobilehomes. Many seniors also live in an older larger house that was the family's home.

Table 8
Population Characteristics - Age Distribution
City of Escondido
1990

<i>Age</i>	<i>Male</i>	<i>Female</i>
0-4 years	5,044	4,976
5-13 years	7,015	6,751
14-17 years	2,575	2,463
18-24 years	6,442	5,838
25-34 years	11,358	10,534
35-44 years	7,744	7,548
45-59 years	6,079	6,535
60-64 years	1,642	2,013
65-74 years	3,095	4,217
75+ years	2,364	4,398
TOTAL	53,358	55,273

Source: 1990 U.S. Census of Population and Housing.

The city's population is projected to age in accordance with regional and national trends. Estimates by SANDAG for the age distribution of the city support those projections: Tables 9 show that in 1990, 21 percent of the populations in Escondido was under 18 years of age. Thirty-one percent were between 18 and 34 years of age, 29 percent were between 35 and 64 years of age, and 11 percent were 65 or over. In 1997, (Table 10), it is estimated that 32 percent were under the age of 20 years, 22 percent were between 20 and 34 years, 34 percent were between 35 and 64 years, and 12 percent were over 65 years of age. Thus, both in the City of Escondido and countywide, the largest percentage of the population shifted from ages 18-34 (1990) to ages 35-64 (1997).

Table 9
Age Distribution
City of Escondido
1990

<i>Under 5</i>	<i>5-13</i>	<i>14-17</i>	<i>18-24</i>	<i>25-34</i>	<i>35-44</i>	<i>45-59</i>	<i>60-64</i>	<i>65-74</i>	<i>75+</i>	<i>Total Population</i>
10,020	13,766	5,038	12,284	21,892	15,292	12,614	3,655	7,312	6,762	108,635

Source: 1990 U.S. Census of Population and Housing.

Table 10
Age Distribution
City of Escondido
1997

<i>Under 5</i>	<i>5-9</i>	<i>10-14</i>	<i>15-19</i>	<i>20-24</i>	<i>25-34</i>	<i>35-44</i>	<i>45-54</i>	<i>55-64</i>	<i>65-74</i>	<i>75+</i>	<i>Total Population</i>
11,572	10,335	8,972	7,506	7,831	18,761	19,268	12,888	8,144	7,031	7,658	119,916

Source: SANDAG Demographic Characteristics Estimate, March 31, 1998

(7) Income

Income characteristics of the population are important market indicators because they influence the range of housing prices in the community and the ability of the population to afford housing. The population of the city has historically had a median income below the median income of the region's population. Table 11 A shows the median income, dating as far back as 1960, for the City of Escondido and the region. The difference in the medians centers around ten percent.

Table 11 A
Median Incomes
City of Escondido and Region
1960-1998

<i>Year</i>	<i>Escondido</i>	<i>Region</i>	<i>Percent Difference</i>
1960	\$6,487	\$6,969	-7.4%
1980	\$15,258	\$17,107	-12.1%
1998	\$38,696	\$42,357	-9.5%

Source: 1960 and 1980 U.S. Census Population & Housing (Median Income), and SANDAG Estimates for 1998

A slight trend can also be seen when comparing household incomes in 1990 to 1998 on Table 11 B. Household incomes have improved. The percentage of wage earners with annual incomes over \$35,000 has slightly increased while the percentage of those earning less than \$35,000 has slightly decreased.

Table 11 B
Population Characteristics - Income Distribution
City of Escondido
1990 and 1998

<i>Household Income</i>	<i>1990 Percent</i>	<i>1998 Percent</i>	<i>Percent Increase/Decrease</i>
Less than \$10,000	10.2%	7.9%	-2.3%
\$10,000 - \$14,999	8.4%	7.5%	-0.9%
\$15,000 - \$24,999	18.5%	17.2%	-1.3%
\$25,000 - \$34,999	15.7%	15.2%	-0.5%
\$35,000 - \$49,999	19.6%	19.8%	+0.2%
\$50,000 - \$74,999	17.4%	18.3%	+0.9
\$75,000 - \$99,999	6.2%	7.3%	+1.1
\$100,000 or more	4.1%	6.8%	+2.7
TOTAL	100.0%	100.0%	

Source: 1990 U.S. Census Population & Housing (Income for year 1988), and SANDAG -Estimates of 1998 Household Income.

(8) Employment

Employment characteristics are important to housing market analysis because employment is directly related to income and ability to afford housing. In addition, the relationship between the location of housing and the location of employment has an impact upon transportation systems. Escondido is north of the major employment centers in San Diego County and to a lesser extent, east of other areas in northern San Diego County.

The City has developed a number of economic programs and incentives to attract higher-tech businesses with higher-paying jobs. Thus, an increase in higher-end housing is essential, not only to attract higher-tech businesses and jobs but also to accommodate the housing needs of higher-income households.

Table 12
Employment Characteristics
City of Escondido and Region

Industry	1995		
	Percent of City's Employment	Percent of Region's Employment	Percent Difference
Agriculture, Mining	1.7%	1.0%	+0.7%
Construction	8.4%	4.0%	+4.4%
Manufacturing	9.2%	10.5%	-1.3%
Transportation, Communi- cation, and Utilities	2.9%	3.4%	-0.5%
Wholesale Trade	4.1%	4.0%	+0.1%
Retail Trade	28.9%	17.1%	+11.8%
Finance, Insurance and Real Estate	5.0%	5.1%	-0.1%
Services	30.0%	28.5%	+1.5%
Government/Military	9.8%	26.4%	-16.6%
TOTAL	100.0%	100.0%	

Source: SANDAG 1995 Regional Employment Inventory

Table 12 highlights the difference in employment composition in Escondido versus the region. The far right hand column shows that employment in retail services is higher in Escondido while employment in the military is higher in the region.

While employment levels in Escondido increased between 1990 and 1995 (by 2.3 percent), they decreased a little in the San Diego region (by .8 percent). Between 1990 and 1995, more low paying than high paying

jobs were created in the San Diego region. High paying jobs increased by 31.4 percent, while low paying jobs increased by over 43 percent. In addition, the real wages of high paying jobs decreased by 7 percent, while wages in low paying jobs have decreased by 15 percent over the same time period (wages adjusted for inflation). (Source: SANDAG Evaluating Economic Prosperity in the San Diego region: 1998 Update).

After 1995, the San Diego region began to emerge from the recession and the economy began to grow again. As it grows, the economy is shifting away from traditional manufacturing to fast growing businesses, such as recreational goods manufacturing, biotechnology and pharmaceuticals, communications, and software and computer services. These types of industries pay more than 30 percent above the regional average. (Source: SANDAG's Regional Housing Needs Assessment, May 1999)

The success of these growing businesses and of our schools in education and training people for these jobs will largely determine our ability to achieve our primary economic objective: ensuring a rising standard of living for our residents. The region's and Escondido's success in creating large numbers of higher paying jobs and developing well educated and trained people who can do them will be short-lived, however, if the new homes for higher income families are not there to match the jobs.

The Department of Finance indicates that a healthy jobs to housing ratio is about 1.5 to 1. That is for every one and a half new jobs at least one new home should be built. Projected for Escondido is a ratio of 2.4 jobs added to 1 home built between the years of 1995 to 2005. (Escondido 2020 Cities/County forecast) The ratio of jobs per home is almost double what the Department of Finance recommends.

Thus, homes for people with a wide variety of middle- and high-paying jobs as well as low-and moderate-paying jobs are needed in Escondido. Homes closer to places of work and commerce, such as the urban core are also needed. Section (4) a) of this chapter (II Housing Needs Assessment/Governmental Constraints) discusses potential governmental constraints on the development of housing for all economic sectors of the community. This section not only discusses potential impacts on development but also discusses ways in which these impacts can be minimized and development and rehabilitation of housing can be encouraged.

Chapter IV. Program Summary, utilizes a wide variety of housing programs. Many of the programs were expanded to even further facilitate the creation of a full range of housing to match the economic development within the city.

b. Supply

(1) Existing Housing

The supply characteristics are the other component of the Housing Market Analysis. Demand is people oriented; supply is unit oriented. The total supply of housing for the city was estimated to be 44,577 units in 1998. The housing is predominantly single family (53.0 percent).

Table 13 reveals several significant supply characteristics. From 1980 to 1989, the housing stock grew by 55.4 percent (14,552 units) and the population grew by 54.0 percent. Of the 14,522-unit increase, 5,943 were single family and 8,420 were multi-family. As a portion of the total housing stock, multi-family units increased from 32.2 percent to 41.4 percent.

Table 13
Total Housing
City of Escondido
1980-1998

<i>Year</i>	<i>Single Family</i>	<i>Two to Four Units</i>	<i>Five or More Units</i>	<i>Mobilehomes</i>	<i>Total Occupied</i>	<i>Vacant Units</i>	<i>Total Units</i>
1980	14,537	1,303	7,161	3,264	25,046	2,107	26,265
1981	14,870	2,276	7,353	3,296	25,630	2,165	27,795
1982	15,438	2,316	7,601	3,278	27,150	1,483	28,633
1983	15,776	2,325	7,624	3,224	27,427	1,522	28,929
1984	16,126	2,347	7,733	3,297	28,043	1,460	29,503
1985	16,573	2,421	7,969	3,329	28,723	1,569	30,292
1986	17,193	2,471	9,637	3,379	30,749	1,931	32,680
1987	18,221	2,512	11,996	3,426	33,924	2,231	36,924
1988	19,248	2,547	13,715	3,432	37,403	1,539	38,942
1989	20,480	2,615	14,269	3,453	39,458	1,359	40,817
1990	21,635	2,634	13,875	3,896	39,267	2,773	42,040
1991	22,003	2,647	14,031	3,896	39,769	2,808	42,577
1992	22,221	2,663	14,109	3,896	39,954	2,935	42,889
1993	22,496	2,663	14,109	3,896	40,272	2,892	43,164
1994	22,734	2,661	14,132	3,896	40,555	2,868	43,423
1995	22,987	2,658	14,132	3,896	40,740	2,933	43,673
1996	23,151	2,658	14,132	3,896	40,945	2,891	43,837
1997	23,362	2,658	14,338	3,896	41,335	2,919	44,254
1998	23,657	2,658	14,366	3,896	41,637	2,940	44,577

Source: California Department of Finance, Population Research Unit 1980-1998 Estimates, and San Diego County Building Report.

After 1989, the figures changed dramatically. During the next nine years (1989 to 1998), the housing stock only grew by 9.2 percent (3,760 units),

while the population grew by 24.4 percent. Of the 3,760-unit increase, 3,177 were single-family, 140 were multi-family, and 443 were mobilehomes. As a portion of the total housing stock, multi-family decreased from 41.4 percent down to 38 percent.

In the late 80's and early 90's the City implemented several growth management policies that dramatically limited the number of units that could be built each year in order to ensure the provision of adequate facilities and services prior to development of future housing stock. The decrease in housing production also occurred as a result of the recession. While there were building permits available to be pulled for units in some of the large subdivisions, developers chose not to pull them due to the decline in the market.

The decrease in housing production was also countywide. While several jurisdictions experienced large increases in their housing stock, such as Carlsbad, (13.4 percent), Chula Vista (12.8 percent), Oceanside (11.9 percent), and San Marcos (20.4 percent), others experienced only small increases, such as Del Mar (2.3 percent), El Cajon (1.2 percent), Lemon Grove (2.1 percent), National City (1.5 percent), and Solana Beach (1.5 percent). (Source: California State Department of Finance.)

(2) Projected Housing Units

By 2004, Escondido will have an estimated 47,741 housing units. This would be a 5.8 percent increase from 1999. The increase in housing units in some of the other cities will be more pronounced. During the forecast period (1999-2004), the cities of Carlsbad (19.3 percent), Chula Vista (17.6 percent), and San Marcos (19.5 percent) will have the largest percentage increase in housing units. (Source: 2020 Cities/County Forecast, SANDAG, February 1999.)

(3) Housing Costs

Although the term "Housing Needs" includes such components as total unit number, type, age, condition, vacancy rate and overcrowding, one of the most challenging problems facing Escondido is the cost of housing. Of course, this problem is shared throughout the San Diego County housing market. While housing prices declined considerably during the mid-90s, they have already started to go back up and continue to be disproportionately higher than household income. The estimated average price of a resale home in Escondido in 1998 was \$175,000, and in the San Diego region it was \$195,000. Both rose by \$15,000-\$20,000 in just one year. (Source: San Diego Union Tribune, San Diego Homes Resales 1998.) The factors contributing to the acceleration of property values and housing costs are numerous and are discussed in greater detail under Housing Constraints.

The 1990 U.S. Census documented the costs of existing rental housing in the City of Escondido. Table 14 shows the amount of money paid by rents in both multi-family and single family units. The median rent paid for all types and sizes of rental housing was \$590 in 1990. In 1980, the median rent was \$272. Thus, the percent increase between 1980 and 1990 was 116 percent.

Table 14
Rental Costs (Specified Renter-Occupied Units)

City of Escondido

1990

<i>Contract Rent (\$)</i>	<i>Households</i>	<i>Percent</i>
No cash rent	276	1.5%
Less than \$300	799	4.3%
\$300-\$399	1,057	5.6%
\$400-\$499	3,589	19.2%
\$500-\$599	5,504	29.4%
\$600-\$699	4,052	21.6%
\$700-\$999	2,848	15.2%
\$1,000 or more	592	3.2%
Total Households:	18,717	
Median Rent:	\$590	100%

Source: 1990 Census

Rents have also escalated since 1990. Although the detailed information contained in the census has not been updated, Table 15 reflects the Rental Rates of various unit types in 1998 (prepared by the San Diego County Apartment Association).

Table 15
Rental Profile
City of Escondido

1998

<i>Units</i>	<i>Rent</i>
Studios	\$444
1 BR	\$517
2 BR	\$660
3 BR	\$796

Source: San Diego County Apartment Association 1998 Average Rental Rates by City/Area of San Diego

Using the standard that lower income households should spend no more than 25-30 percent of their income for housing and allowing \$75 per month for gas and electric, the three-bedroom units would be affordable to households making more than \$41,808 per year. Based on the 1998 median household income for Escondido of \$38,969, three-bedroom units would be unaffordable to many households.

(4) Tenure

Table 16 shows that in 1990 there were 20,385 owner-occupied units in Escondido. This represents 51.9 percent of the total housing stock in the city. Ownership rates are important because they are directly related to turnover rates. For example, when the unit is owned, there is no fear of a rent increase and there is more concern for the care of the unit and the neighborhood. Thus, owner-occupied housing units have relatively low turnover rates when compared to rental housing.

Table 16
Tenure
Occupied Housing Units
City of Escondido
1980 and 1990

<i>Tenure</i>	<i>1980</i>		<i>1990</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Owner	13,669	54.6%	20,385	51.9%
Renter	11,377	45.4%	18,882	48.1%
Total	25,046		39,267	

Source: 1980 and 1990 U.S. Census Population and Housing.

In 1990, the average percentage of owner-occupied units for the North County cities was 60.3 and the average percentage for the San Diego region was 53.8. Since 1990, the average for the region went up to 56 percent (1999/U.S. Census Bureau) and the average for the United States went up to 67.1 percent (1999/U.S. Census Bureau). While there is no recent data available for individual cities or for North County, it is likely that the percentage of owner-occupied units in Escondido has also gone up. Thus, an attainable percentage for Escondido might be somewhere between the San Diego region's 1999 average of 56 percent and North County's 1990 average of 60.3 percent.

In order to increase homeownership in Escondido, programs such as the Homebuyer Entry Loan Program (1.3), the Mortgage Credit Certificate Program (1.4), and the Ordinance Review Program (4.11) were created. The programs have since been modified for this upcoming housing

element cycle in order to provide additional economic development and homeownership incentives for a wider range of economic sectors of the community.

(5) Condition

A number of housing units in Escondido are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required.

The vast majority of these substandard units (units in need of repair or replacement) are in the urbanized core of the city. However, other areas of the city include pockets of substandard and or deteriorating housing stock. Although some of the units considered as substandard in 1980 and 1990 have been rehabilitated, many are in the same, or a worse condition. The substandard units are broken down in the following table:

Table 17
Substandard Units
City of Escondido
1990

Owner occupied substandard units	204
Renter occupied substandard units	623
Total occupied substandard units	827
Total occupied units:	39,267

Source: 1993 Comprehensive Housing Affordable Strategy

(6) Age of Housing Stock

Although the 1980 and 1990 Censuses did not include statistics on housing condition based upon observations, they did include statistics that correlate very closely with substandard housing. The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing facilities. Table 18 shows that in 1997 approximately 60 percent of the housing stock was more than twenty years old and 70 percent would be over 30 years old in the year 2000.

Table 18
Year Housing Built
City of Escondido
1940 - 1997

<i>Year Built</i>	<i>Number</i>	<i>Percent</i>
Before 1940	796	1.9%
1940-1949	899	2.1%
1950-1959	3,623	8.5%
1960-1969	7,136	16.7%
1970-1979	13,244	31.0%
1980-1988	14,755	34.6%
1989-1997	2,214	5.2%

Total Housing Stock: 1997: 42,667

Source: 1990 Census
SANDAG Population and Housing Estimates, January 1, 1997

The age of housing in the city is an important characteristic of supply because it is an indicator of the condition of the city's housing. Many federal and state programs use age of housing among others to determine housing needs and the availability of funds for housing and/or community development. For those purposes, the most significant measure of the age of housing is the number of units over 50 years old. In Escondido, 4 percent of the housing stock was built before 1950. Regionwide, this percentage is higher (10.8 percent).

c. Supply/Demand Indicators

(1) Overcrowding

Overcrowding is a measurement of the number of people in a house. It can serve as a warning sign that a community does not have an adequate supply of affordable housing and/or housing units for large families. The combination of low wages and high housing costs have forced many low-income households to live in an extended family environment or double up.

Table 19
Persons Per Occupied Housing Unit
City of Escondido
1990

<i>Housing Units</i>	<i>Total Units</i>	<i>Percent of City's Occupied Housing Units</i>
Occupied Housing Units	39,267	
1 Person per Unit	9,168	23.3%
2 Persons per Unit	13,168	33.5%
3 Persons per Unit	6,416	16.3%
4 Persons per Unit	5,469	13.9%
5 Persons per Unit	2,589	6.6%
6 Persons or More per Unit	2,460	6.22%
Overcrowded Housing Units (1.01 + Persons Per Room Per Unit)	3,734	9.5%

Source: 1990 Census Summary Report

The normal definition of overcrowded is applied to units with more than 1.01 persons per room per unit. In 1980, 1,174 units were "overcrowded," which was only 4.7 percent of all occupied housing units. However, since 1980 a significant influx of people to this area may have contributed to an increase in an overcrowding condition.

In 1990, 3,734 units were "overcrowded," which was 9.5 percent of all occupied units. Thus, the percentage of overcrowded units doubled. This percentage is estimated to have increased even more dramatically since 1990. While the population increased by 14,513 people from 1990 to 1998, the number of housing units increased by 2,537. This averages out to an increase of 5.7 persons per unit. (California Department of Finance Population and Housing Estimates, 1990-1998 and California Department

of Finance Population Research Unit 1980-1998 Estimates, San Diego County Building Report)

(2) **Affordability**

The dynamics of demand and supply can be indicated by measuring the portion of a household's income that is spent for housing. This measurement is often expressed in terms of overpayers, households paying an excessive amount of income for housing. This indicator is an important measurement of local housing market conditions because it not only reflects the affordability of housing in the community but it is also a standard that federal and state agencies use to determine the extent and level of housing and community development assistance that should be allocated to the household and the community.

The standard measurement of housing affordability used by many agencies is that very-low-income households should spend no more than 25 percent of their income for housing (low-income, no more than 30 percent). Of the City's total households in 1990, where costs could be computed, 14,844 (43.9 percent) households paid more than 30 percent of their income for housing costs. All of these households had incomes less than 80 percent of the median income for San Diego County.

Tables 20 and 21 illustrate a breakdown of lower income households (very low and low) in Escondido paying over 30 percent of their income for housing. Table 20 illustrates the number of households who are owners or renters and who have household incomes of less than 80 percent of the median income. Table 21 reflects the number of lower income households by household type (elderly, small family, and large family) requiring rental subsidies. The estimated figures in Table 21 were contained in Escondido's Consolidated Plan for FY 1995-FY 1999. According to the table, in 1990, 8,190 low-income households required rental subsidies. Applying the same percentage (20 percent) to 1998's number of households (41,637) would yield a total of 8,648 low-income households requiring rental subsidies.

Table 20
Households Paying More Than 30 Percent
of Income for Housing Costs (Overpayers)

City of Escondido

1990

<i>Total Renter (Households)*</i>	<i>Overpayers</i>	<i>Percent Overpayers</i>
18,386	9,463	51.5%
<i>Total Owner (Households)*</i>	<i>Overpayers</i>	<i>Percent Overpayers</i>
15,429	5,381	34.9%
<i>Total Households*</i>	<i>Total Overpayers</i>	<i>Percent Overpayers</i>
33,815	14,844	43.9%

Source: 1990 Census

*Households do not equal totals presented in other tables because housing costs were not computed for all households

Table 21
Lower Income Households
Requiring Rental Subsidies

City of Escondido

1990

	<i>Extremely Low-income</i>	<i>Very-low-income</i>	<i>Low-income</i>	<i>Total</i>
Elderly	814	689	630	2,133
Small Family	744	1,053	1,044	2,841
Large Family	360	597	337	1,294
All Other Households	528	421	973	1,922
Total	2,446	2,760	2,984	8,190

Source: Consolidated Plan 1995-2000, City of Escondido

(3) Vacancy

One of the characteristics that is most often used to measure the balance between supply and demand in the city's housing market is vacancy rates. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Conversely, low vacancy rates usually indicate high demand and/or low supply conditions in the housing market.

Vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. Several sources exist that monitor vacancy rates; California Department of Finance, Census Bureau, Park Weaver Realty, and the Federal Home Loan Bank (FHLB) of San Francisco and the San Diego County Apartment Association.

The vacancy rates determined by the U.S. Census Bureau, and the California Department of Finance are census driven and, therefore, generally report higher vacancy rates. The California Department of Finance estimated Escondido's 1998 vacancy rate to be as high as 6.5 percent. However, the San Diego Apartment Association conducted a survey indicating that the Escondido vacancy rate in early 1999 was as low as 1.4 percent. And, a survey published in the San Diego Union-Tribune, July 18, 1999 (Source: Market Profiles of San Diego) indicated that the vacancy rate for Escondido-San Marcos-Fallbrook was 0.7 percent in March of 1999.

Vacancy rates which indicate a "market balance" (a condition where rates indicate an acceptable level of vacancy: remodeling, seasonal variations and turnovers) are generally accepted to be from 3.0 percent for single family and 5.0 percent for multi-family. The low vacancy rates in the city do have housing market implications:

- (a) The value and rent of all housing may increase during the next Housing Element cycle in response to the market conditions.
- (b) The supply of affordable units is scarce. Affordable housing may decrease even further in response to accelerating costs of housing. Implementation programs in this element such as those related to acquisition and rehabilitation of single family and multi-family residences and those related to increasing homeownership will help to enhance the supply of affordable housing.

(4) Constraints

This section of the Housing Element includes a discussion of the constraints upon the maintenance, improvement or development of housing for all income levels. The constraints are discussed in two contexts:

- (a) Governmental: Including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures.
- (b) Nongovernmental: Including the availability of financing, price of land, and the cost of construction.

a) Governmental Constraints

1. Land Use Controls

The land use policies of the City have a direct impact upon the provision of housing for all economic sectors of the community. The General Plan designates substantial areas of land for residential development and the Zoning Ordinance permits a wide variety of residential uses, ranging from affordable housing to large estates. The construction of units in higher income categories also contributes to improvements in the economic climate that can ultimately benefit lower income households through job production and increased City revenues. The City complies with all state and federal requirements for environmental review, which is part of development costs mandated by law.

Residential zone changes that are consistent with the General Plan and increase permitted residential densities within the city do not require an initiative or a referendum. General Plan amendments involving the increase in residential densities require a majority vote by the people. Proposition S specifies that General Plan amendments or specific plans cannot be adjusted without a vote of the people if changes increase residential density, alter or increase the General Plan's residential land use categories, or change any Rural, Estate, Suburban or Urban residential designation to a commercial or industrial designation. Thus, voter approval is required for amendments that would increase residential densities, but, it is also required for amendments that could reduce the amount of available residential land when amendments to commercial or industrial uses are requested.

The City's General Plan, currently designates substantial areas of land for residential development. Furthermore, Proposition S states "Nothing in this initiative shall be constructed to:

- a. Interfere with rights to obtain density bonuses or other entitlements available under affordable housing laws, or
- b. Limit right or entitlements available under affordable housing laws.

Additionally, in the past 3-5 years, few, if any, residential subdivisions have been denied, and current zoning allows multi-family development by right with ministerial

processing only. (For more information, refer to (5) Site Inventory.)

Development policies and standards are reasonable in single family and multi-family zones. Additionally, there are no policies limiting the percentage that may be affordable to low- or moderate-income households in a residential development. Furthermore, some zones even allow for residential development where the same zoning in other cities might not. For example, in the downtown area residential development is allowed as a mixed use in some of the commercial districts; and, in the agricultural zones living quarters for employees are permitted in conjunction with agricultural uses.

Since 1990, the City adopted and updated its Density Bonus and Residential Incentive Ordinance. Now, the ordinance not only allows for an increase in density, but also for deviations from the Code. Since parking and setbacks could be reduced, a developer could feasibly increase the number of units or bedrooms without increasing the size of the site. The City's Density Bonus and Residential Incentive Ordinance is particularly useful in the acquisition and rehabilitation of developments made affordable to low-income residents in the higher multi-family zones. For example the ordinance was utilized to increase the number of bedrooms in the acquisition and rehabilitation of the 15th Avenue Cooperative and Sonoma Court.

While the Density Bonus and Residential Incentives Ordinance encourages development of housing for low-income and senior households, there are other processes in the Zoning Ordinance that will help in the development of housing for the higher income households as well as the lower income households. For example, the City retains a sizeable amount of large-lot zoning to encourage necessary sites for moderate and higher income homes to satisfy high-tech businesses wishing to locate in Escondido. Planned Developments, Specific Plans and Administrative Adjustments are also available to assist in the development and rehabilitation of housing for all economic sectors of the community.

These processes are particularly helpful where properties may be constrained. Specific Plans and Planned Developments allow for clustering of smaller lots into buildable areas while preserving unique or environmentally

sensitive areas such as, ridgelines, stream courses and steep slopes.

Planned Developments and Specific Plans are useful for large scale developments, while administrative adjustments are more useful on a small scale basis where deviations from the code may enable the development on a constrained site or an addition to an existing single family home or apartment complex. For further discussion on ways to facilitate development, refer to the end of Section 3. Processing, Development Fees, and Site Improvements.

2. Building Code

The City adopted and enforces the Uniform Building Code which ensures that all housing units are built to specified standards. The code is published by the International Conference of Building Officials and amended by the State of California. The City adopted the code with few administrative amendments. The amendments relate to grading requirements, storage sheds and permit expiration dates. The latter involves increasing the expiration period for plan checking from 180 days to 360 days. This would help to facilitate the processing of plans including those for residential buildings, as well as, affordable housing.

3. Processing, Development Fees, and Site Improvements

In the late 80s, Escondido was a rapidly developing community. In the past, some projects had been constructed before adequate public services were available, and which are not compatible with the City's increased standards. The City has since developed review processes which evaluate projects for their impacts on public services as well as design quality. This process tends to internalize real site improvement costs of development.

Planning processing costs have been covered in part by applicant fees. Approximately a third of actual costs are recovered in processing fees.

Development impact fees are charged to a new development to pay for the local infrastructure needed to serve it. Within the San Diego region, all 18 of the local jurisdictions and the County charge development impact fees. Impact fees can be charged for a variety of public facilities, including utilities, parks, open space, fire stations, and libraries, and

transportation improvements such as streets, highways, and transit.

Development impact fees enable the City to shift at least part of the capital-financing burden to new development, and synchronize new development with the installation of these new public facilities. Escondido's impact fees fall within the average when compared to those of the other jurisdictions (refer to Table 22).

The processing periods for development projects may vary, although normally an apartment development (plot plan) would require approximately 24 weeks, assuming no external delays.

Apartment Development (plot plan) Permit Procedures

1. Environmental Review
2. Plot Plan - Staff Review
3. Design and Review Committee
4. Resubmit for Final Check
5. Permit Issued

Other residential developments proposals require the following level of review.

Administrative Approval
(Staff review – up to 12 weeks)

Lot Line Adjustments
Certificate of Compliances
Parcel Maps

Planning Commission Approval
(Up to 12 weeks)

Conditional Use Permits (for easement access)
Grading exemptions (for grading exceeding requirements)
Precise Development Plans
Tentative Subdivision Maps
Variances

City Council Approval/with Planning Commission Recommendation
(Up to 16 weeks)

Zone changes (rezones and prezones)
Planned Unit Approvals

General Plan Amendments

Extensions of Time for Tentative Subdivision Maps

Planned Developments

Specific Plans

Condominium Permits

All of these proposals can be processed concurrently.

It should be noted that the City will be exploring ways to streamline processing of applications and reduce fees for redevelopment/rehabilitation of affordable, fair market and mixed use housing during the next housing element cycle. The City will also be exploring ways to encourage development of housing for middle- and high-income households on existing available sites though out the city. Refer to Program 4.10, Ordinance Review, for potential amendments to the Zoning Code.

Table 22
Development Fee Survey
Regional Housing Need Statement
 North County Area
 1999

	<i>Carlsbad</i>	<i>Escondido</i>	<i>Oceanside</i>	<i>San Marcos</i>	<i>Vista</i>
PLANNING FEES					
General Plan Amendment	\$2,550-\$3,680	\$868-\$2,215	\$4,728-\$7,406	\$750-\$1,500	\$3,806
Planned Development	\$1,800-\$7,900	\$4,840	N/A	\$700 + \$25/lot	\$2,246
Rezone	\$2,930-\$3,970	\$590-\$2,215	\$3,801	\$1,000-\$2,000	\$2,651
Site Plan Review	\$2,670-\$4,590	\$300-\$1,050	\$7,600	\$1,000-\$2,500	N/A
Design Review (Permit Stage)	\$55-\$275	\$100	N/A	N/A	N/A
Development Agreement	\$10,000 deposit full cost recovery	\$2,340	\$5,000 deposit	\$800	N/A
Variance	\$1,690	\$525 SF \$1,175 all other cases	\$369-\$2,946	\$200 SF \$400 other	\$333
Annexation	N/A	\$5,340	N/A	\$150	\$2,893 <100 ac = \$221/ac
ENVIRONMENTAL					
Initial Study	\$250-\$1,303	\$1,025	\$1,701	\$200	\$1,504
EIR	\$2,275-\$4,275	\$5,000	\$2,126/issue	Cost + 10%	\$1,100 + 20% of Consultant contract cost
SUBDIVISION					
Tentative Parcel Map	\$2,270	\$975	\$1,239 + \$72/Unit	\$600	\$1,018
Final Parcel Map	\$2,250	\$170	\$637+ \$56/lot	\$500	\$260
Tentative Map	\$9,850	\$1,275-\$4,275	\$1,943 + \$162/lot	\$20/lot	\$4,028
Final Map	\$4,470 + \$5/ac	\$850	\$3,437	\$300 + \$25/lot	\$260

Table 22
(Continued)

	<i>Carlsbad</i>	<i>Escondido</i>	<i>Oceanside</i>	<i>San Marcos</i>	<i>Vista</i>
IMPACT FEES					
Public Facilities	3.5% of building permit valuation	\$1,582	\$1,582	\$3,060	\$1,218
TRAFFIC MITIGATION					
Listed as total fee per SFD-divide by 10 to get per ADT	\$870	\$1,693	\$1,848	N/A	\$1,797
SEWER & WATER					
Sewer	\$2,480	\$4,403	\$1,565	\$2,400	\$1,922-\$3,000
Water	\$5,000	\$4,690	\$2,680	\$3,361	\$2,888
PARKLANDS	\$919-\$1,755	\$1,098	\$2,200	\$3,483	\$1,391
DRAINAGE					
Fee levels range widely because drainage facility needs vary by location	Average fee \$2,624	\$908	Average fee \$1,105	\$1,800	\$2,632/ac
Fire	N/A	N/A	N/A	\$318	\$379
School	\$3,860	\$3,860	\$3,860	\$3,860	\$3,860
Key:	N/A Not Applicable ADT Average Daily Trip SFD Single-Family Dwelling AC Acres				

Source: 1) Building Industry Association – 1998/99 San Diego County Fee Survey
 2) 1998 Development Impact Fee Survey, SANDAG Evaluating Economic Prosperity in the San Diego Region, 1998 Update
 3) Escondido Fee Guide for Development Projects (7-15-98)
 4) City of Escondido Planning Division Fees (8-12-98)

4. Article 34

Article 34 requires that low-rent housing projects developed, constructed, or acquired in any manner by any State or public agency, including cities, receive voter approval. There are costs associated with the process and with the uncertainty and delay caused by the process. At this time, the City does not have voter approval for any type of housing development. However, to date none of the developments have required voter approval.

5. Environmental Limitations

Environmental limitations constrain housing in two ways: (1) land availability is limited from development and (2) costs are increased due to efforts to mitigate environmental impacts. The City of Escondido has many environmental features that constrain development: habitat for threatened/endangered species, steep slopes, ridgelines, floodplains/wetlands, geologic constraints and historic preservation. The City's focusing efforts on rehabilitation and redevelopment will help to minimize environmental limitations on housing, since development would occur in areas already developed.

Escondido is also participating in a subregional Multiple Habitat Conservation Program in Northern San Diego County to define regional core areas and linkages of national areas for the preservation of threatened endangered species such as the California Gnatcatcher. The approach was to identify a citywide preserve system that meets local and regional biological goals, while minimizing fiscal and economic impacts to the City and adverse effects on private property rights or property values. In order to minimize potential constraints to housing development, preserves are generally located in other areas of where environmental constraints occur.

Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations help preserve the environment and ensure environmental safety to the Escondido residents. Also, the City's focusing efforts on rehabilitation and redevelopment will help to

minimize the constraints on housing since development would occur in areas already developed.

b) Nongovernmental Constraints

Nongovernmental constraints to affordable housing consist of three major factors: land costs, construction costs, and financing. The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are made available. The City has designated large amounts of land for residential uses. Regional demand and costs have a greater impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions which are not controlled by the City.

1. Land Costs

Residential land prices contribute significantly to the cost of new housing. Raw land and improvements costs comprise approximately 24 percent of the total development costs of a residential dwelling. Land prices in Escondido have risen significantly in recent years. However, it should be noted that land costs in Escondido are generally less when compared to land costs in many other areas of San Diego County. Furthermore, raw land values must be considered in relation to costs rising from the provision of adequate facilities and services, and the City's efforts to encourage redevelopment and rehabilitation will help lower costs where facilities and services are already provided.

2. Construction Costs

Basic construction costs for residential developments have increased rapidly. Construction costs together with land prices have pushed up the cost of housing greatly, making home ownership unattainable for many households. These costs are relatively constant over the region. The basic components of labor and material do not fluctuate by area. Site preparation costs can be substantial, but the variations are a function of the site, not jurisdictional.

3. Financing Costs

The cost of borrowing money for the planning and construction of a development is a major component of the selling price of a home. In fact, financing is the largest component of housing costs when both construction and long-term financing are considered. Many buyers and renters are not fully aware of financing costs as a component of housing costs.

More familiar to potential buyers are the financing costs associated with a home mortgage. In an analysis of surrounding areas, it was found that there was some similarity in financing rates, as well as the availability of financing to underserved income groups. The City has also included programs for first-time homebuyers and a loan program for rehabilitation. The City continues to co-sponsor a "fair" for first-time homebuyers in cooperation with local lenders, the Board of Realtors, and the Department of Housing and Urban Development.

The Home Entry Loan Programs, (HELP), one of the City's first-time homebuyer programs, is currently working with local lenders to provide loans up to \$6,000 to assist in closing costs and down payments. There are 44 lenders participating in the program. Twenty-one are located in North County, 21 in San Diego, and one in Orange County. Since the inception of the HELP program, February 1996 to November 1999, 375 loans were issued leveraging over \$33,000,000 in mortgage loans.

In the recent past, home mortgage financing has received considerable attention, due to the dramatic rise and fall in interest rates. Interest rates, as well as the types of loans, become an important ingredient in determining the affordability of for sale housing. As interest rates rise, significant portions of households no longer qualify for housing.

According to the San Diego Union Tribune, San Diego Home Resales 1998, the median price of a resale home in Escondido in 1998 was \$175,000. Provided a 20 percent down payment of \$35,000 could have been made, monthly payments on a seven percent fixed rate 30-year loan would have been \$932 per month.

Payments, including principal, closing costs, interest, taxes, and insurance would have been approximately \$1,132 per month. In order to qualify for the loan, a buyer making such payments would have needed to earn about \$45,280 or 116 percent of the median income (1998's). In 1998, the median income for a family of four was \$38,969. Had the interest rate gone back up to 10 percent, monthly payments, including principal, closing costs, interest, taxes, and insurance, would have risen to \$1,429 a month. Thus, in order to qualify, the buyer's required annual salary would have needed to rise to \$57,160 or 146 percent of the median income.

A little over 10 years ago, the federal government introduced the final version of its insured reverse-mortgage program for cash-short senior homeowners. The reverse-mortgage program will be administered by the Federal Housing Administration. Private and public lenders making reverse mortgages to senior borrowers will be provided with government-backed insurance.

The program is tailored to meet the needs of senior homeowners who usually own their home debt-free, but find that their cash resources have nearly been depleted. Reverse mortgages require the lender to send money to the borrower, which can serve as regular income supplements or as a line-of-credit. Reverse mortgage borrowing is secured by home real estate, and as periodic payments from lender to borrower continues, it creates a debt of principal and interest that eventually must be repaid.

(5) Site Inventory

Introduction

The City has conducted an inventory of sites within the city limits available for residential development (Table 23A). It indicates that the City can accommodate its new construction need for all income levels. Vacant land for new housing is expected to be available throughout the city. Much of this land is expected to be available in the rural-undeveloped areas. Sites with a full range of zoning densities are available. A significant number of large parcels are substantially underutilized. While Table 23A summarizes developable land for residential use, Table 23B summarizes available land for all uses including commercial and industrial.

The city has approximately 8,680 acres of vacant land and 330 acres of infill/redevelopable land. Factoring in development constraints, General Plan and Zoning Designations, there is a capacity for 6,294 new units within the city. Approximately 1,900 of the units could be built in higher density areas (18 du/ac or higher) allowing for the construction of units that could be affordable to low- and very-low-income households. The estimated availability (6,294 units) is derived by totaling the estimated availability in the Specific Planning area (1,147), the single-family residential properties (2,957 units), and the multi-family properties (2,190).

Subtracting out constrained acres in the high density areas (R-3-18, R-4-24, and downtown/45du/ac) there is one acre of vacant land and 85 acres of redevelopable land. The resulting unit capacity would be approximately 1900 units. With density bonus approvals, the amount could be as high as 2,300 units. Additionally, this number does not reflect mixed uses (residential/commercial) that are allowed in the downtown area. As discussed under Regional Share, according to the State law, local governments' housing needs assessments must include their share of the projected needs for housing in the region. Escondido's share is 2,603 units. Eight hundred ninety-five (895) are required to be very low- and low-income units. With a density bonus, the potential low- and very-low-income unit capacity in the higher density zones (excluding R-2-12 and mixed) use areas is nearly three times this (895) amount.

Since most of the high density area is on redevelopable land, the City could encourage redevelopment within those areas. Within the downtown and multi-family zones, applications for affordable housing could be streamlined. They could be exempt from review by any boards or commissions other than a City Council subcommittee for administrative approvals, and the City Council for discretionary approval. Requests could also be reviewed within a short time frame and fee waivers could be available with the approval of the subcommittee. The density bonus ordinance could also be modified. In cases where a density bonus is requested and a fraction of a unit results (when calculating the permitted number of units), developers could be able to round up to the next unit.

During the next Housing Element cycle (1999-2004), the City will investigate the possibility of applying these incentives in perhaps an overlay zone. It should also be noted that with policies and programs encouraging rehabilitation, as well as redevelopment, and by virtue of there being less available vacant land, redevelopment activity should increase in the 1999-2004 Housing Element Cycle.

**Table 23A
City of Escondido
Available Sites
1999**

General Plan	Underlying Zoning/ Residential Uses	Gross Acres	Developed Acres	Constrained Acres	Vacant Developable Acres	Redevelop and Infill Acres	Total Developable Acres	Development Constraints	Infrastructure	Remaining Unit Capacity
Low Density										
Rural I (1 Du/4, 8, 20 acres)	RA/ SF, transitional, mobilehome (CUP-MHP)	615	280	123	212	0	212	Some portions in hilly area (@ 40%)	Large amount needs sewer, water, street installation	27
Rural II (1 Du/2, 4, 20 acres)	RA, RE/ SF, transitional, mobilehome, (CUP-MHP, sanitarium, convalescent and rest home)	441	124	115	202	0	202	Some portions in hilly area (@ 30%)	Large amount needs sewer, water, street installation	39
Estate I (Du/1, 2, 4, 20 acres)	RE, RA/ SF, transitional (CUP- MHP, sanitarium, convalescent and rest home)	639	316	34	289	0	289	Some portions in hilly area (@ 20%)	Large amount needs sewer, water, street installation	161
Estate II (Du/5, 1, 20 acres)	R-1-20, RE, RA/ SF, transitional, mobilehome (CUP-MHP, sanitarium, convalescent and rest home)	2,677	1,892	116	669	0	669	Some portions in hilly area (@ 10%). Some areas need new facilities.	Some areas need sewer, water, street installation	1,046
Suburban (3.3 Du/Acre)	R-1-10, R-1-20 RE, RA/ SF, transitional, mobilehome (CUP-MHP, sanitarium, convalescent and rest home)	1,674	1,253	17	404	61	465	Small area needs drainage expansion	Few areas need street, sewer, water installation	688
Urban I (5.5 Du/Acre)	R-1-6, R-1-20, RE, RA/ SF, transitional, mobilehome (CUP-MHP, sanitarium, convalescent and rest home)	2,615	2,405	62	148	48	196	Some areas need drainage expansion	Few areas need street, sewer, water installation	996

*Remaining unit capacity is based on amount of land in underlying zone. In cases where there is a difference in the permitted density between the General Plan land use designation and zoning, the lowest denominator is utilized. A density average is utilized in Rural I, Rural II, Estate I and Estate II land use designations to account for steep slopes and other development constraints.

** Constrained acres reflects areas identified under Development Constraints.

RA = Residential Agricultural Zone
RE = Residential Estates Zone
R-1-6 = Single Family Residential Zone,
6,000 square foot minimum lot size

R-1-10 = Single Family Residential Zone, 10,000 square foot minimum lot size
R-1-20 = Single Family Residential Zone, 20,000 square foot minimum lot size

SF = Single Family Residence
MHP = Mobilehome Park
CUP = Conditional Use Permit

Table 23A (Continued)
City of Escondido
Available Sites
1999

Zoning Designation & Density	Allowed Residential Uses	Gross Acres	Developed Acres	1. Constrained Acres	Vacant Developable Acres	Redevelop and Infill Acres	Total Developable Acres	Development Constraints	Infrastructure	*Remaining Unit Capacity
Medium Density										
R-2 7-12 du/acre	SF, transitional housing, duplex multi-family, 2nd du CUP- (MHP, convalescent, sanitarium, rest home)	860	811	11	38	19	57	Small portion in flood plain area	Water Sewer Street in	**684
R-3 18 du/ac	SF, transitional housing, duplex multi-family, 2nd du CUP- (MHP, rooming and boarding, convalescent, sanitarium, rest home)	446	444	1	1	44	45	Small area needs drainage expansion	Water Sewer Streets in	810
High Density										
R-4 24 du/ac	SF, transitional housing, duplex multi-family, 2nd du CUP- (MHP, rooming and boarding, convalescent, sanitarium, rest home)	59	59	0	0	29	29	Some areas need enhanced drainage. (from 25 year flood capacity to 100)	Water Sewer Streets in	696
SPA Downtown 45 du/ac	Multi-family, convalescent, congregate care, rest home	10	10	0	0	10	10		Water Sewer Streets in	400

R-2 = Light Multiple Residential Zone
R-3 = Medium Multiple Residential Zone
R-4 = Heavy Multiple Residential Zone

SF = Single Family Residence
MHP = Mobilehome Park
CUP = Conditional Use Permit

*Remaining unit capacity is based on amount of land in underlying zone. Remaining unit capacity does not include additional units that would be allowable through density bonus request for affordable housing. Thus, the yield would actually be higher since developments with a density bonus for affordable housing are permitted in all zones.

**Remaining unit capacity for R-2 zoning designations reflects corresponding zone depending on the number associated with the zoning designation. (For example, R-2-10, R-2-12 zoning designations do not occur in ranges on a parcel of land.)

1. Constrained Acres reflects areas identified under Development Constraints.

Table 23B
City of Escondido
General Plan Acreage
1999

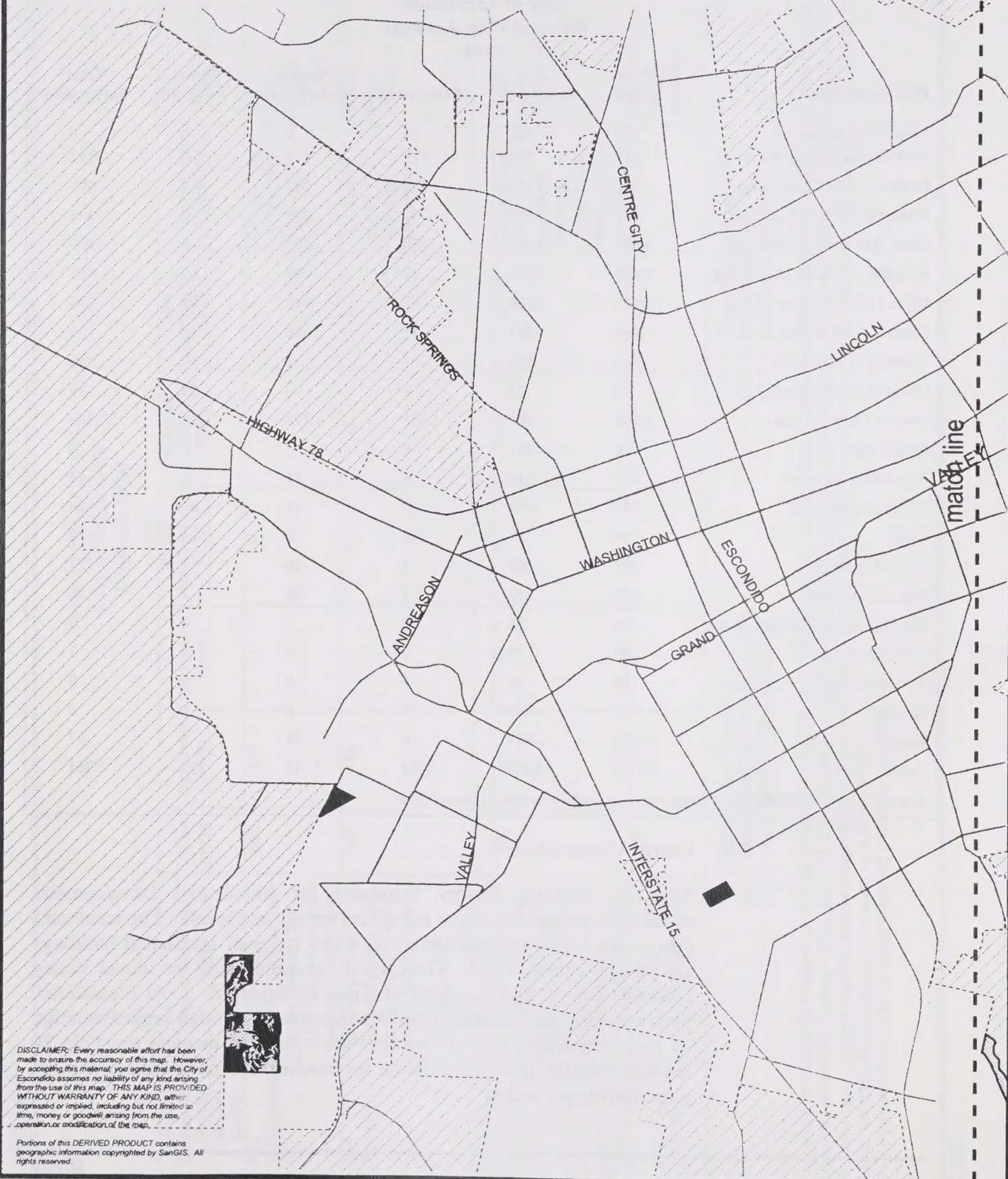
Plan Description	Gross Acres	Developed	Constrained	Vacant Developable	Redev. and Infill	Total Developable
Public Lands/Parks	728	728	0	0	0	0
Rural I (1 Du/4, 8, 20 Acre)	615	280	123	212	0	212
Rural II (1 Du/2, 4, 20 Acre)	441	124	115	202	0	202
Estate I (1 Du/1, 2, 4, 20 Acre)	639	316	34	289	0	289
Estate II (1 Du/.5, 1, 20 Acre)	2,677	1,892	116	669	0	669
Suburban (1 Du/.25, .5, .3 Acre)	1,674	1,253	17	404	61	465
Urban I (5.5 Du/Acre)	2,615	2,405	62	148	48	196
Urban II (12 Du/Acre)	860	811	11	38	19	57
Urban III (18 Du/Acre)	446	444	1	1	59	60
Urban IV (24 Du/Acre)	59	59	0	0	29	29
Specific Planning Areas	6,705	800	4,758	1,147	12	1,159
School Site	416	412	0	4	0	4
Planned Commercial	283	236	6	41	5	46
General Commercial	627	584	2	41	68	109
Office	95	73	14	8	24	32
Planned Industrial	392	264	2	126	1	127
General Industrial	377	352	0	25	1	26
Planned Commercial/Mixed Use	26	26	0	0	0	0
Industrial Office	29	29	0	0	2	2
Railroad/Trolley	37	37	0	0	0	0
Freeway	408	408	0	0	0	0
Road	3,021	2,957	0	64	3	67
Totals	23,170	14,490	5,261	3,419	332	3,751

Source: SANDAG 2020 Cities/County Forecast land use inputs, February 1999

(6) Energy Conservation

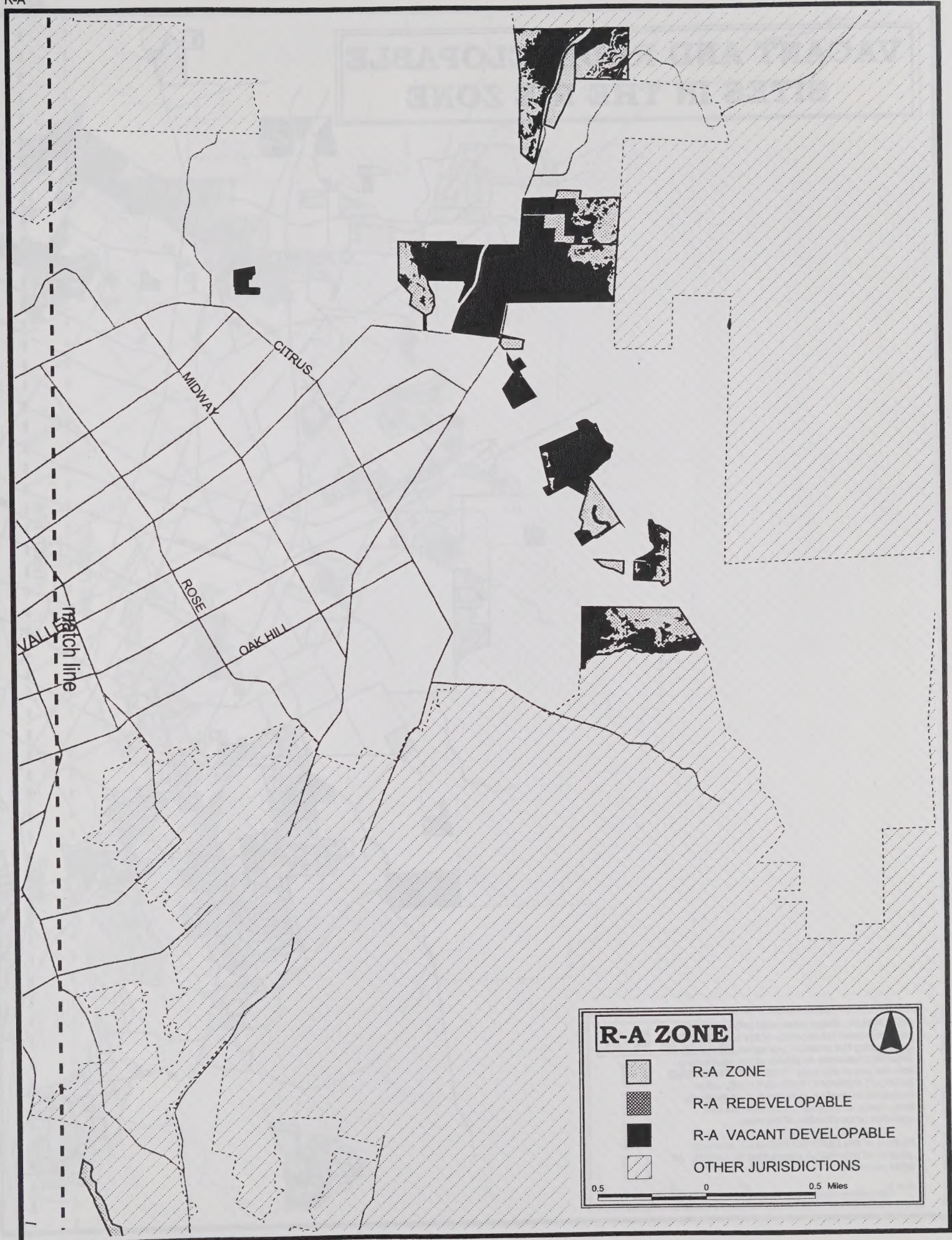
Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The maximum energy use levels are established for three types of residential buildings and sixteen climate zones. The City of Escondido is in the Inland Valley Climatic Zone. The standards of Title 24 supersede local regulations. State requirements mandate Title 24 requirements through implementation by local jurisdictions. Builders have the option of meeting the Title 24 requirements through two different approaches, the performance and the prescriptive approaches.

VACANT AND REDEVELOPABLE SITES IN THE R-A ZONE



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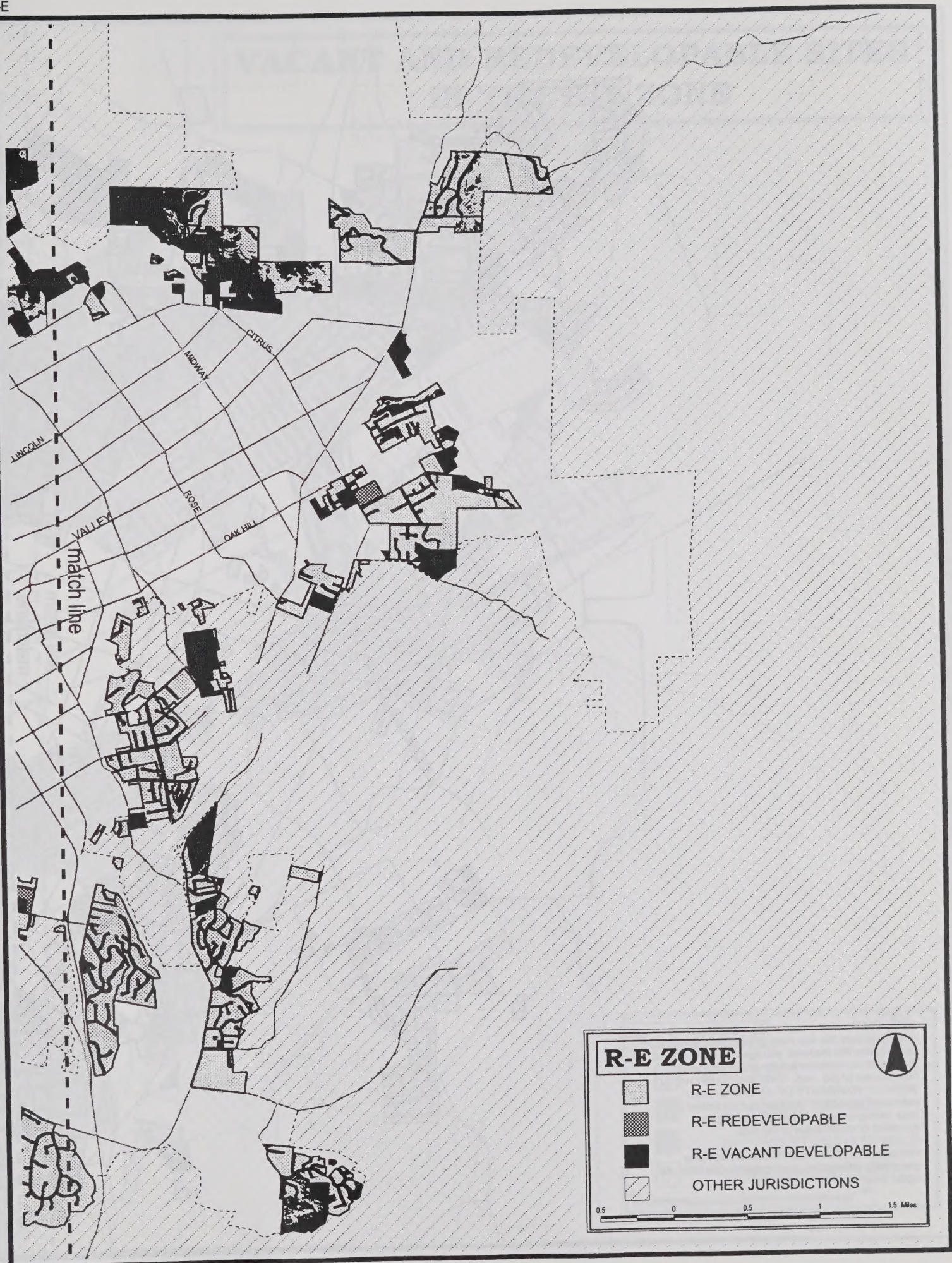


VACANT AND REDEVELOPABLE SITES IN THE R-E ZONE



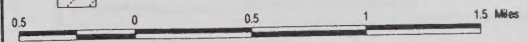
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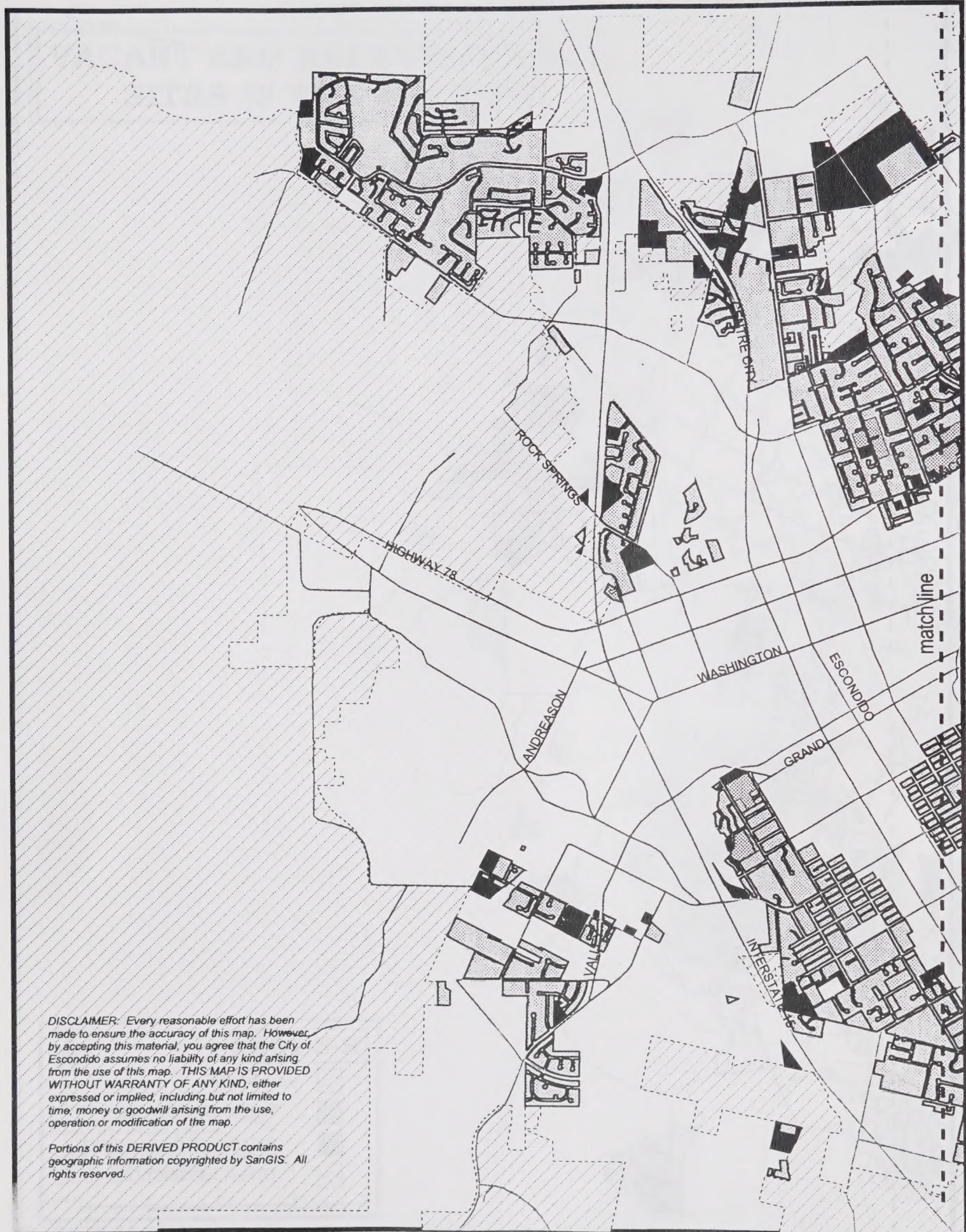
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R-E ZONE

-  R-E ZONE
-  R-E REDEVELOPABLE
-  R-E VACANT DEVELOPABLE
-  OTHER JURISDICTIONS

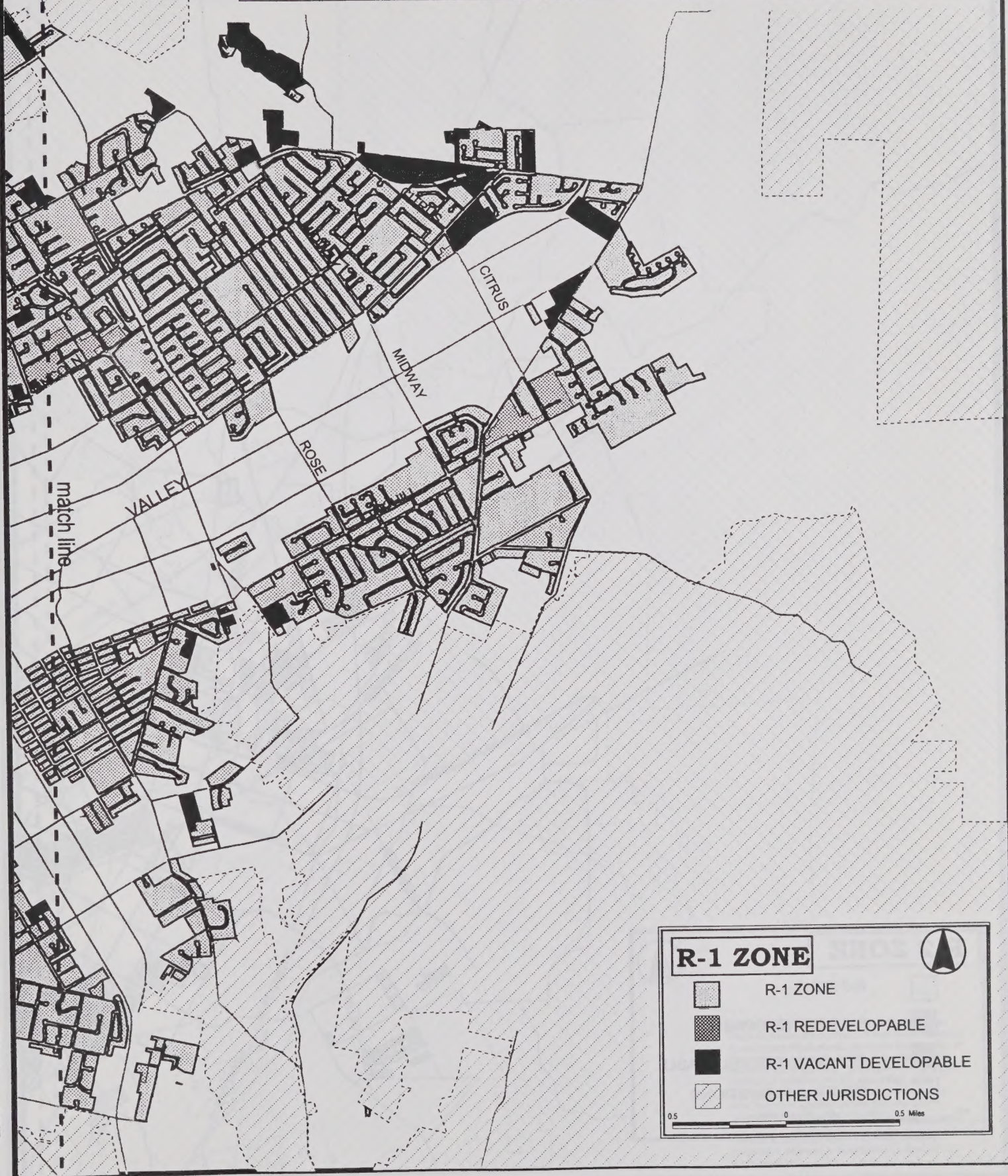




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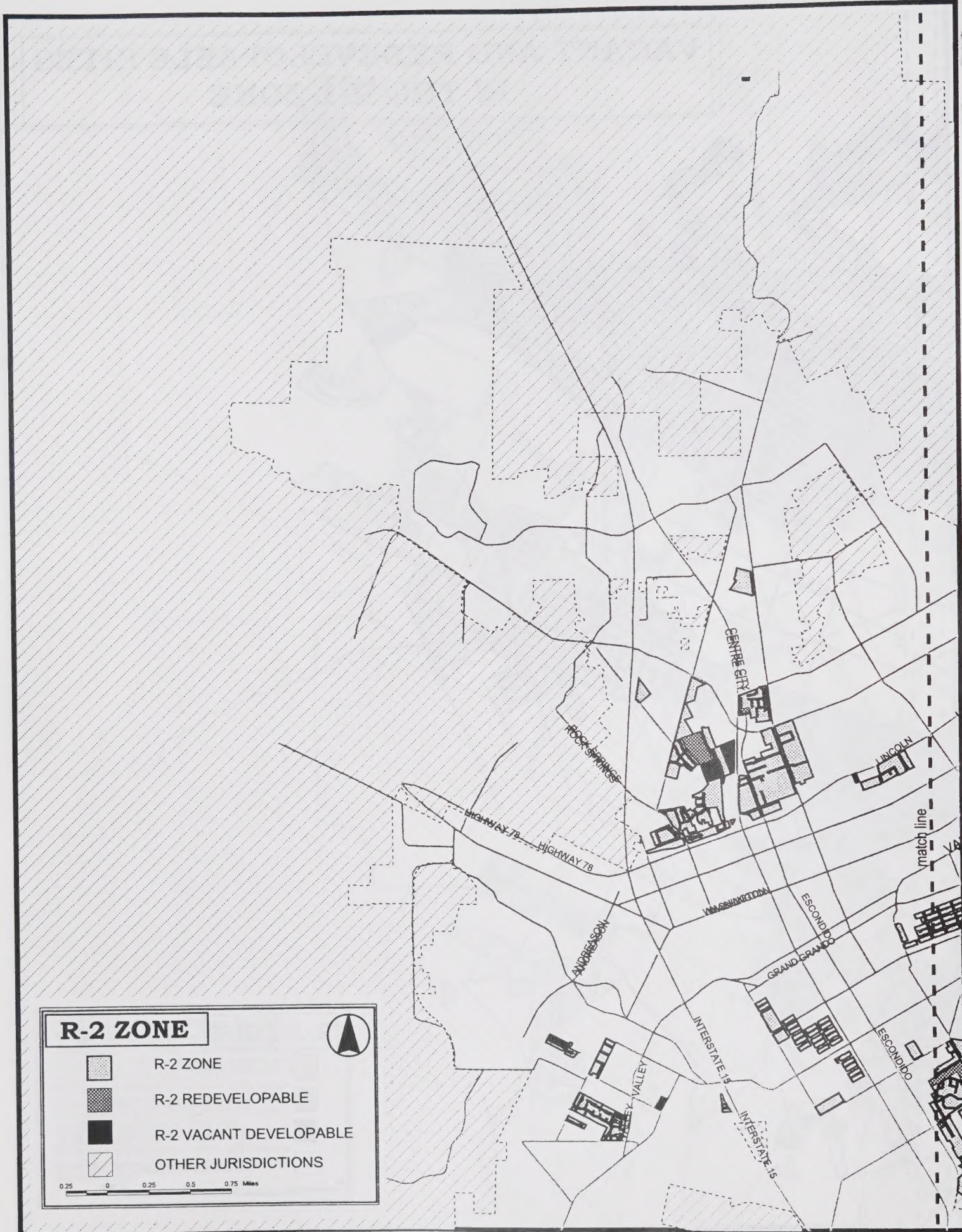
VACANT AND REDEVELOPABLE SITES IN THE R-1 ZONE



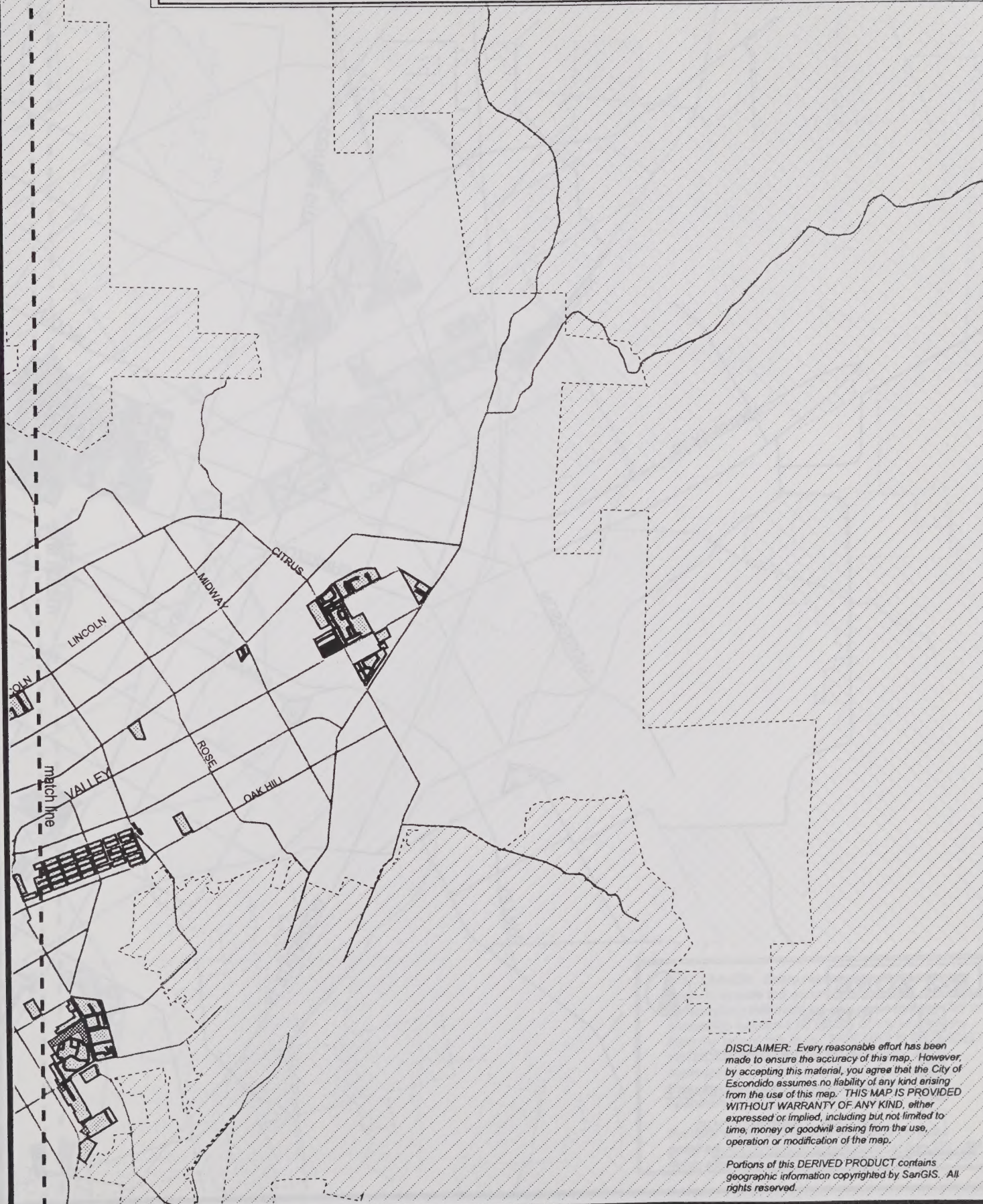
R-1 ZONE

- R-1 ZONE
- R-1 REDEVELOPABLE
- R-1 VACANT DEVELOPABLE
- OTHER JURISDICTIONS

0.5 0 0.5 Miles



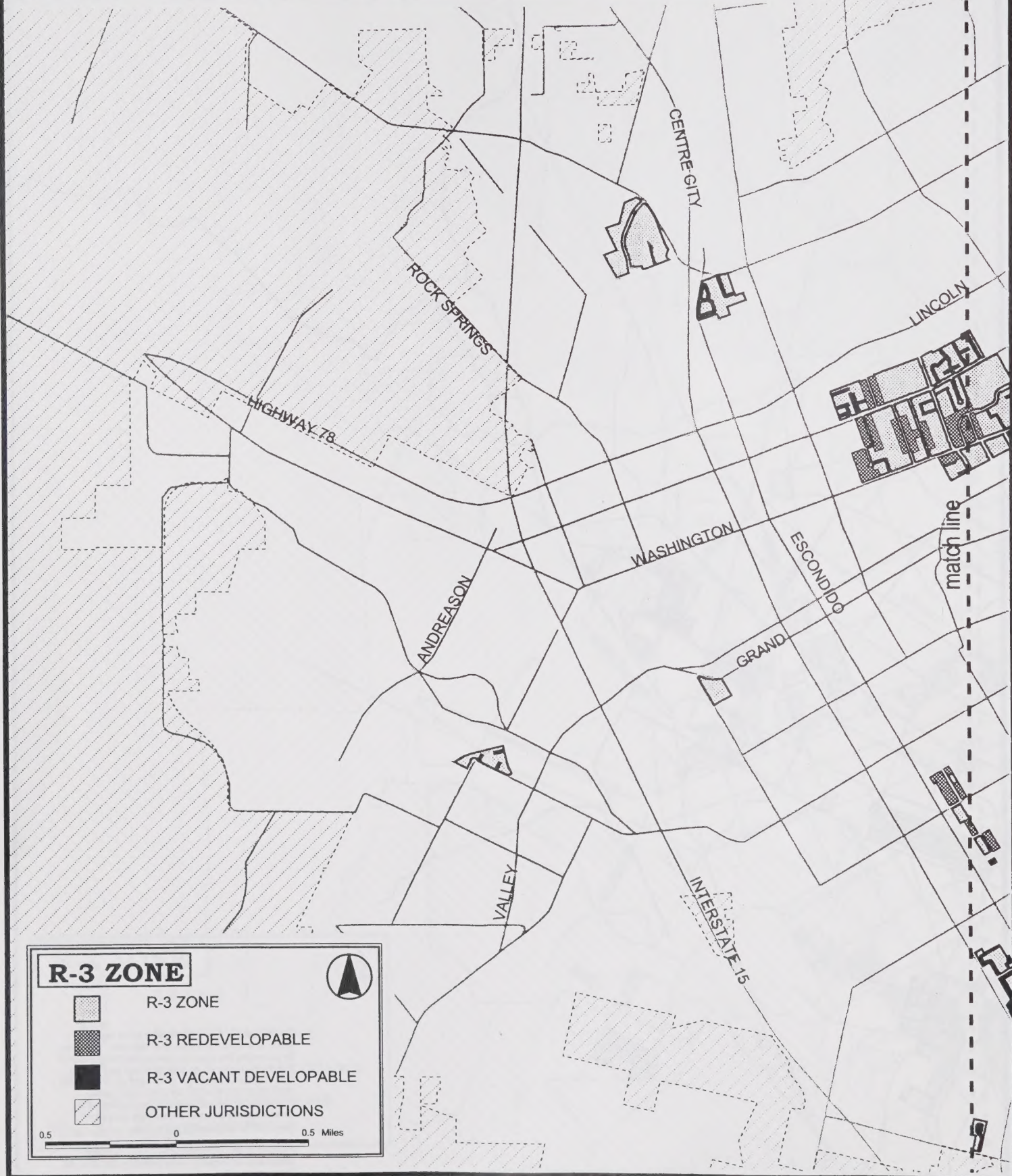
VACANT AND REDEVELOPABLE SITES IN THE R-2 ZONE

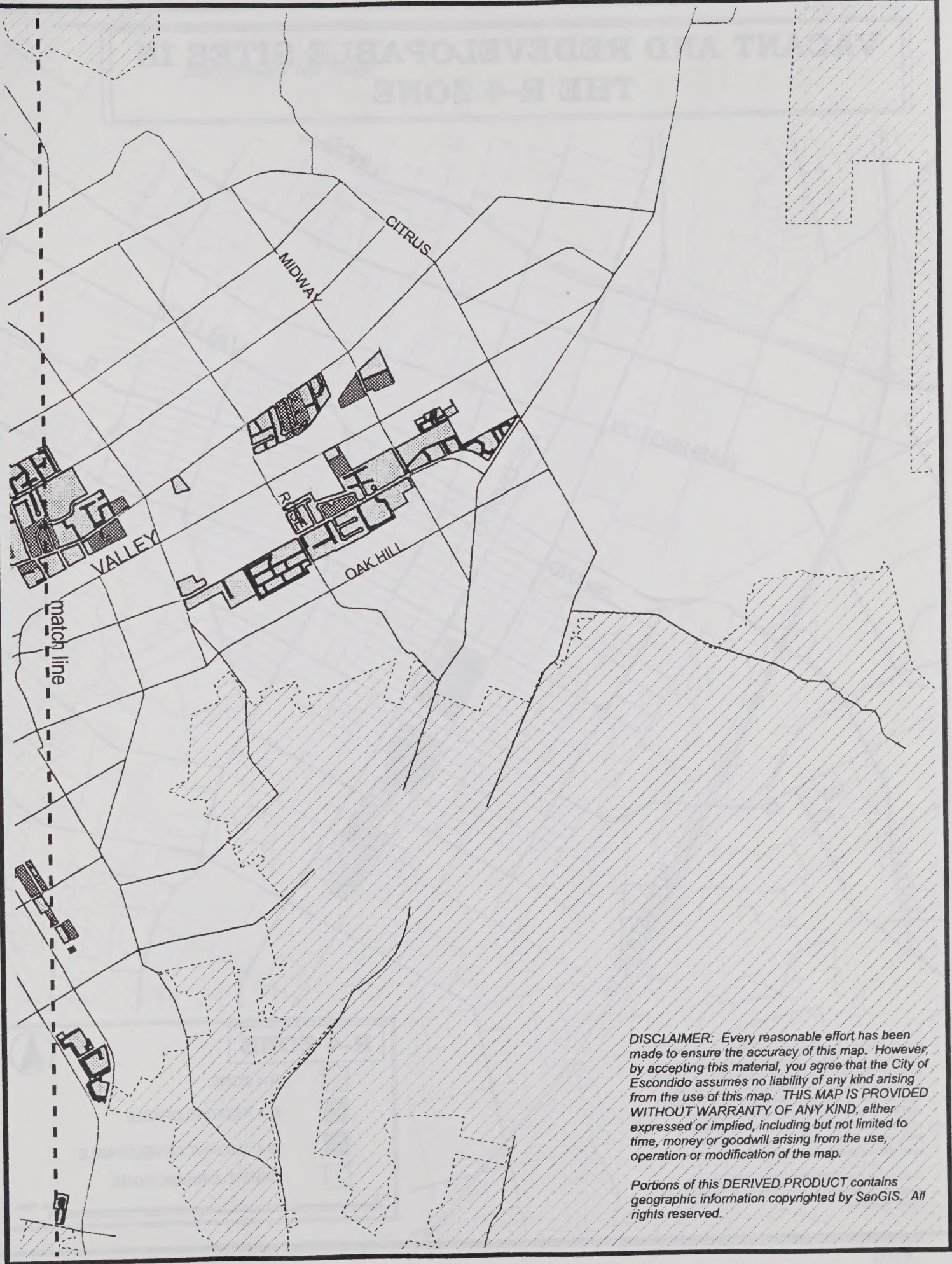


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VACANT AND REDEVELOPABLE SITES IN THE R-3 ZONE

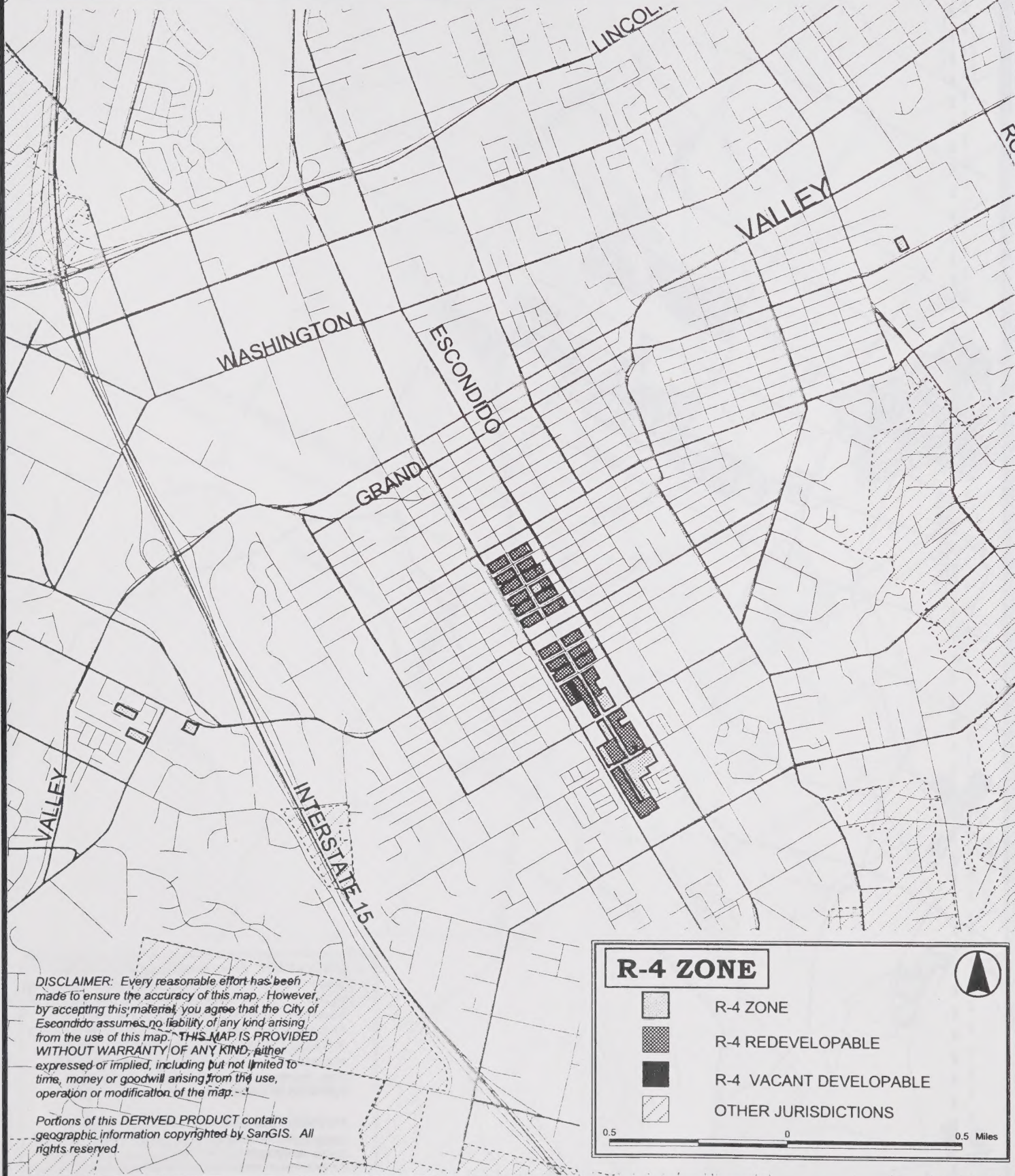




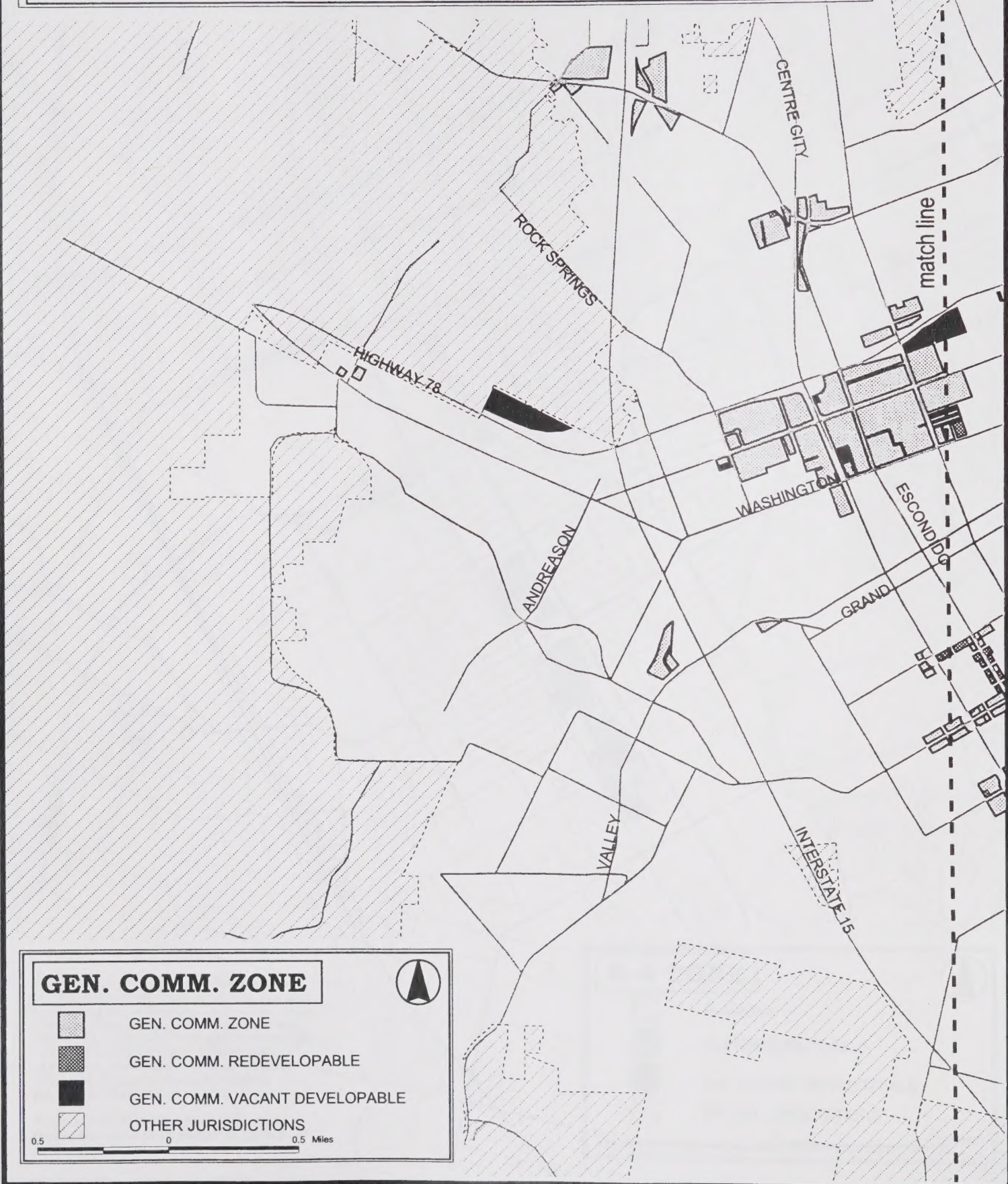
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VACANT AND REDEVELOPABLE SITES IN THE R-4 ZONE



VACANT AND REDEVELOPABLE SITES IN THE GENERAL COMMERCIAL ZONE





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VACANT AND REDEVELOPABLE SITES IN THE SPA ZONES



SPA ZONES



SPA ZONES



SPA REDEVELOPABLE



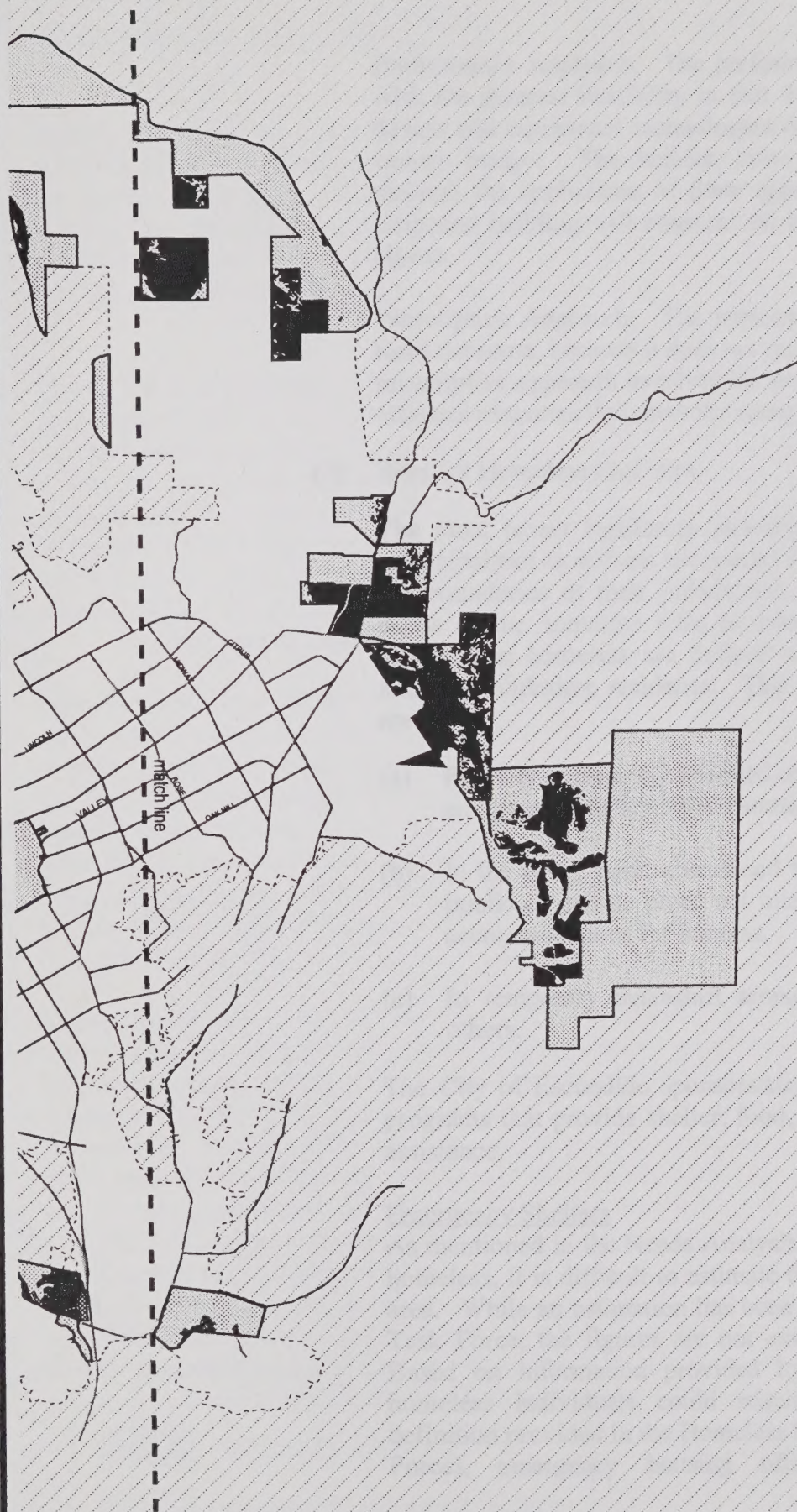
SPA VACANT DEVELOPABLE



OTHER JURISDICTIONS



1 0 1 2 Miles



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Performance Approach: The performance approach provides the builder with the greatest flexibility in that the builder determines which mix of design and equipment technologies will be used in meeting the specified energy budget. The builder, however, must be able to demonstrate, through the application of State approved calculation methods, that the proposed building will consume no more energy than the energy budget allows.

Prescriptive Approach: The prescriptive approach will probably be the most common, because it does not require computerized calculations. The prescriptive approach involves the use of one of five packages of energy-efficient measures that meet the energy budget.

(7) Sites for Homeless Facilities

The most recent legislation governing Housing Element law mandates municipalities to address the special housing needs of the homeless within the boundaries of their jurisdiction. For information pertaining to the needs of the homeless refer to subsection (g) Homeless under Special Needs. The homeless are defined as individuals that lack a fixed and adequate nighttime residence. The primary residences of the homeless are:

- (a) Publicly or privately operated emergency shelters, transitional homes and permanent supportive housing.
- (b) In the street, park, abandoned building, automobile, or in any other public or private place not intended to be used as regular sleeping accommodations for humans.
- (c) In temporary makeshift arrangements in the accommodations of others.

The City of Escondido sponsors/cosponsors several homeless assistance programs that provide shelter, food, clothing, medical and psychological assistance.

Emergency Shelters

As mentioned in the Needs Analysis Summary under special needs of the homeless, it is difficult to estimate the number of homeless persons in an area. While an estimation has been provided by the San Diego Regional Task Force, the figures are not exact but are used for study purposes. Based on information provided by the Task Force, an estimated 95 homeless individuals could require emergency shelter. Using the definition provided in the Homeless Services Profile (prepared by the Task Force), emergency housing offers temporary overnight sleeping

accommodations, for up to a month. Case management and meals may be provided.

Emergency shelters are not specifically defined in the Escondido Zoning Code. For clarification purposes and to address the estimated need for emergency housing, the Emergency Shelter Program involves an amendment to the City's Zoning Code. The amendment will involve giving emergency housing its own classification that would be permitted in the Hospital Professional (HP) zone with approval of a Conditional Use Permit.

To facilitate the process of locating emergency shelters within the City in order to meet the estimated need, the HP zone would be the most appropriate zone for emergency shelter since the HP zone allows similar uses (convalescent facilities, blood banks, medical clinics) and the area is close to public transportation and services and retail uses. Additionally, there is sufficient land available in the HP zone that could be utilized to serve the estimated current need for emergency housing, which includes inclement weather shelter that would operate during the winter months. (For location of available sites, refer to the map on the next page.)

The shading reflects approximately 2 acres of vacant land and 18 acres of redevelopable land in the HP zone. Almost all of the lots are 7,000 square feet in size which could accommodate a residence that could serve a minimum of 8 individuals while meeting development standards. Most of the HP zone is flat. Accounting for some sloping areas located at the east end of Pennsylvania, it is estimated that the vacant land alone, could serve a minimum of 100 individuals and the redevelopable area (assuming a low redevelopment rate of 10 percent) could accommodate an additional 90 individuals.

In addition to locating on a vacant or redevelopable site, an emergency shelter could also locate within an existing building, in conjunction with an existing use, or replace an existing use all together. Since many of the uses are already established, it would be more likely for an emergency shelter to accompany an existing use, such as a clinic or convalescent facility. In light of the amount of available sites within the HP zone, there appears to be sufficient available land in the HP zone to meet the need for emergency housing and comply with the requirements of the California Department of Housing and Community Development. For discussion of existing emergency shelters, refer to program 1.4, Emergency Shelters, under Evaluation of Progress Toward Meeting Housing Element Goals. For discussion of the new process for locating emergency shelters, refer to Program 1.5 under Programs Summary (1999-2004).

VACANT and REDEVELOPABLE SITES IN THE HP ZONE



Transitional Housing

As mentioned in the Needs Analysis Summary under special needs of the homeless, an estimated 304 homeless individuals could require transitional housing and 99 could require permanent supportive housing. While transitional housing provides temporary housing (generally 6 months to 2 years), permanent supportive housing serves primarily homeless disabled individuals with housing and supportive services for an indefinite period of time.

Adequate land is available to serve the need for transitional and permanent supportive housing. Transitional and permanent supportive housing, **with onsite services**, are similar to and have been classified with the same land use code as sanitariums, convalescent facilities and rest homes. They are permitted by right in the General Commercial and the Hospital Professional zones, and with a Conditional Use Permit in all residential zones. There are 2 acres of vacant land and 18 acres of redevelopable land in the Hospital Professional zone. There are 41 vacant acres of developable and 68 acres of redevelopable land in the General Commercial zone. There is also over 6,000 acres of residential land that is either vacant or redevelopable in the city. Additionally, where **no onsite services** are involved, uses are permitted by right in apartments and single-family homes in all residential zones (subject to the Transitional Housing Ordinance). For further information regarding available land, refer to Tables 23A and 23B and associated maps in the Needs Analysis Summary.

The development of the needed transitional and permanent supportive housing is feasible within the city during the 1999-2004 Housing Element Cycle. Between the years of 1991 and 1996, transitional housing was developed that serves over 190 individuals. It is feasible for an even greater incremental number to be served between 1999 and 2004, since the Zoning Code was amended in 1995 and 1996 to help streamline transitional housing requests (with **onsite services**).

The Zoning Code was amended in 1995 to allow facilities (with **onsite services**) serving persons with disabilities to be processed as a staff approved Conditional Use Permit (Section 33-1212 of the Zoning Code) in residential zones. In 1996, the General Commercial and Hospital Professional zones were amended to allow transitional housing/convalescent facilities (with **onsite services**) by right. As mentioned above, where **no onsite services** are required, transitional housing is permitted by right in single-family homes and apartments. For further discussion, refer to Program 3.1 Transitional Housing under Program Summary (1999-2004).

4. Regional Share

According to the state law, local governments' housing needs assessments must include their share of the projected needs for housing in the region. The San Diego Association

of Governments (SANDAG) has identified Escondido's share of regional housing needs. The figures are contained in the Regional Housing Needs Statement, adopted in June 1999. (Table 24A) The total units needed from July 1, 1999 to July 1, 2004 would be 2,603.

		7/99 to 7/04
Very-low-income Households	(20%)	504
Low-income Households	(15%)	391
Moderate-income Households	(23%)	598
Other Income Households	(42%)	1,100
Total		2,603

Table 24A
Regional Share by Jurisdiction
San Diego Region
1999-2004

Jurisdiction	Regional Share Allocation 1999-2004	Very-low- income	Low Income	Moderate Income	Above Moderate
Carlsbad	6,214	1,770	1,417	1,436	1,591
Chula Vista	10,401	1,889	1,535	2,388	4,589
Coronado	80	24	17	18	21
Del Mar	23	7	6	5	5
El Cajon	809	118	97	185	409
Encinitas	1,584	441	340	366	437
Escondido	2,603	504	391	598	1,110
Imperial Beach	95	12	8	22	53
La Mesa	693	141	109	159	284
Lemon Grove	491	87	79	113	212
National City	378	9	34	86	249
Oceanside	6,781	1,474	962	1,561	2,784
Poway	717	232	174	166	145
San Diego	39,785	7,463	6,797	9,137	16,388
San Marcos	3,667	761	478	843	1,585
Santee	2,691	729	478	622	862
Solana Beach	105	27	26	24	28
Vista	2,744	540	395	631	1,178
Unincorporated	15,618	3,823	2,888	3,600	5,307
Total	95,474	20,051	16,231	21,960	37,237
Very-low-income Households – Households whose income is not more than 50 percent of the region's median income					
Low-income Households – Households whose income is greater than 50 percent and up to 80 percent of the region's median income					
Moderate-income Households – Households whose income is greater than 80 percent and up to 120 percent of the region's median income					
Above Moderate-income Households – Households whose income is above 120 percent of the region's median income					
Source: SANDAG, 2020 Cities/County Forecast					

State law requires that Housing Elements amended after January 1, 1992 must address quantified objectives for the development, rehabilitation and conservation of housing by income category (i.e., very low-, low- moderate-, and above-moderate-income) over the next five years. Where the regional share exceeds the available resources and the City's ability to satisfy the need, the quantified objectives do not have to be identical to the regional share. Instead, the quantified objectives must establish the maximum number of housing units by income category that can be constructed, rehabilitated, and conserved during the planning period. These figures are based on current Housing Division data regarding low- and very-low-income units, approved and pending development projects for all income categories, and the City's development history. The quantified objectives are illustrated in chart form as recommended by HCD.

Table 24B
Quantified Objectives
City of Escondido
1999-2004

<i>Quantified Objectives</i>	<i>New Construction</i>	<i>Rehab</i>	<i>Conservation</i>
Very-low-income	50	220	1,325
Low-income	50	220	829
Moderate-income	897	40	200
Above Moderate/Other	500	100	0
Total	1,497	580	2,154

Based on development history and available land (with current zoning designations), approximately 1,497 units may be built during the 1999-2004 Housing Element 5-year cycle. Based on continuing and expanding housing programs, 580 units may be rehabilitated and 2,154 may be conserved.

New Construction

While there is a substantially higher unit capacity, a total of 100 very low- and low-income units are anticipated to be built during the next Housing Element cycle (1999-2004). During the 1991-1999 Housing Element Cycle, 334 very low- and low-income units were constructed. Local, State and federal financial assistance, as well as density bonus approvals and other development incentives, facilitated the construction of the new units. Taking into account a shorter time frame, a lesser amount of available land, and a desire to exhaust opportunities for redevelopment and rehabilitation before pursuing new construction, it is anticipated that approximately 100 such units may be built between 1999 and 2004. For discussion and location of available land and unit capacity for very low- and low-income units refer to (5) Site Inventory under Supply/Demand Indicators.

Based on the amount of available vacant and redevelopable land within the city, the total unit capacity for moderate- and above moderate-income units is approximately 5,500 units. From this number, it is anticipated that approximately 950 moderate-

income units and 500 above moderate- income units may be built between 1999 and 2004. While this number is less than the unit capacity, it is based on the number of building permits issued during the last Housing Element cycle.

During a five-year time frame (1991-1996), approximately 950 building permits were issued for moderate- income units and 500 for above moderate. Although there is less available land now than there was in the early 1990's, it is anticipated that about the same number of units may be constructed since development activity has increased in recent years and first time home buyer programs have been expanded to assist moderate-income households. For discussion and location of available land and unit capacity refer to (5) Site Inventory under Supply/Demand Indicators.

Rehabilitation

Table 18 shows that in 1997 approximately 60 percent of the housing stock was more than twenty years old. In years to come many of these units may require minor repairs and some may require more extensive repairs. Between 1991 and 1999, over 180 loans were issued for the rehabilitation of single family homes. An additional 95 multi-family units were rehabilitated with the assistance of the Project Development Program (acquisition and rehabilitation) and the Rental Rehabilitation Program.

Although the next Housing Element cycle (1999-2004) involves a shorter time frame, it is anticipated that the amount of very low- and low- income units that will be rehabilitated may be greater. Efforts are being made to expand the rehabilitation of existing units; and, there are a greater number of older units and families qualifying for loans within the city. An additional 140 moderate and above moderate-income units are anticipated to be rehabilitated with funds generated from City loans and household incomes.

Conservation

It is anticipated that approximately 2,154 units may be conserved between 1999 and 2004. This is based on what was conserved during the past cycle (1991-1999) and changes to programs. It should be feasible to conserve 1,325 very low- and 829 low- income units/opportunities with the provision of Section 8 and Shelter Plus rental subsidies, Mortgage Credit Certificates, and Home Entry Loans.

Subtracting out a yearly average of 1,038 households that already receive Section 8 rental subsidies, yields a smaller number (287) of very-low-income opportunities. It is anticipated that the City may be able to increase the amount of Section 8 rental subsidies during the next cycle by about 100 by working with local apartment owners and the County Housing Authority. An increase has already been observed in the past two years since the City increased its coordination with the County Housing Authority of San Diego and began distributing information to centralized public areas and local apartment owners.

The majority of the anticipated 829 low-income units/opportunities may be feasible through the issuance of Home Entry Loans. Over three hundred loans were issued in two years. With the expansion of the program and an additional three years, it is anticipated that the amount may double for the next five-year cycle. The remaining units/opportunities may be provided with the issuance of Mortgage Credit Certificates and Shelter Plus rental subsidies.

The conservation of moderate-income units/opportunities is anticipated with the issuance of Mortgage Credit Certificates and Home Entry Loans.

Emergency Shelters and Transitional Housing

For discussion of quantified objectives, refer to 7) Sites for the Homeless under Supply-Demand Indicators.

5. Special Conversion

Government Code Section 65583 requires cities to prepare a study of all low-income housing units which may be lost ("at risk") from the affordable housing stock due to termination of subsidy contracts, mortgage revenue prepayment or expiring use restrictions. In 1992, the City prepared an "at risk" study which addresses preservation options, financing sources, available funds along with programs and strategies to help preserve assisted housing. See Appendix for attached study. Escondido had three federally assisted projects funded by Section 236 loans consisting of federal mortgages with 20-year prepayment options. A total of 378 units were identified as being "at risk" during the City's Housing Element period between 1991-1996 (extended to 1999). Each of these projects was eligible for prepayment. Projects that had potential for conversion are identified below.

<i>Name of Project</i>	<i>Number of Units</i>	<i>Type</i>
Escondido Apt.	92	All family
Escondido Park Apt.	164	All family
Mission Terrace	122	All family

The City's objective over the 1991-1999 Housing Element cycle was to preserve all 378 "at risk" units. There are no others in the city.

The owners of Mission Terrace signed an agreement with the U.S. Department of Housing and Urban Development (HUD) to continue affordability restrictions through HUD's Emergency Low-Income Housing Preservation Act (ELIHPA). ELIHPA gives owners the opportunity to receive federal incentives and extend the use restrictions. Affordability restrictions were extended to June 20, 2011.

Escondido Apartments was purchased by Alpha, a nonprofit agency, under the Low-income Housing Preservation and Resident Homeownership Act (LIHPRHA). Affordability restrictions were extended to February 8, 2046.

The third development is Escondido Park Apartments (now called Glen Brook Terrace). The owner prepaid the mortgage loan and has since raised rents to reflect fair market. In anticipation, the City met with other jurisdictions with similar developments, local Congressmen, and HUD staff to identify ways to prevent the loss of affordable housing. City Council also adopted a resolution requesting that Congress take appropriate action to prevent the loss of affordable housing units through the prepayment of Federal Housing Authority insured mortgages. The resolution also requested Congress to include in the Federal 97 budget sufficient funds to support the acquisition of "at risk" units by nonprofit agencies and special Section 8 subsidies for affected low-income tenants. The City has succeeded in preserving the affordability restrictions of the units with Section 8 rental subsidies. Renewal of the preservation vouchers needs to occur on a yearly basis. For a more detailed discussion on the preservation of affordability restrictions of the units with Section 8 rental subsidies and the cost to renew Section 8 vouchers, refer to Program 3.6 Existing Subsidized Housing Development Assistance under Progress Toward Housing Element Goals.

***EVALUATION OF PROGRESS TOWARD MEETING HOUSING GOALS (1991-1999),
AND NEW STRATEGY FOR 1999-2004***

1. Progress Toward Housing Element Goals (1991-1999)

a. Construction Programs

Program 1.1: Project Development:

Action: The purpose of the program was to create an increased supply of low-cost units for low-income households. Project Development Funds were made available for loans to increase the supply of low-cost rental units. A portion of the fund was available for grants. The Project Development Fund was used for a wide variety of uses, including but not limited to: technical assistance, design and finance services, consultation and administrative costs for eligible nonprofits; mortgage subsidies for rehabilitation or new construction of eligible multi-family units; construction financing for new units; acquisition of rental easements in existing or proposed projects; acquisition of housing units for the preservation of units; and administrative costs for housing assistance groups or organizations when such a loan or grant would substantially increase the recipient's access to housing funds elsewhere.

The categories of highest need for proposed projects are determined by the CDC. The potential categories vary from large families, small families, seniors, and special needs groups.

The City financially assisted the development or rehabilitation of 336 units through this program during 1991-1999. The developments include Daybreak Grove (13 units), Sunrise Place (8 units), 15th Avenue Coop (16 units), The Terraces (190 units), Orange Place (32 units), 11th Avenue Townhomes (16 units), and Sonoma Court (61 units). The 15th Avenue Cooperative is the first limited cooperative in San Diego County. All of the properties are on infill sites.

Impact: Increased supply of rental units for very-low-income and low-income residents.

Program 1.2: Mortgage Revenue Bonds

The City continued the established Mortgage Revenue Bond Program which began in 1984. This program was enacted before the new criteria and tax law revisions occurred. It enabled continued affordability of four projects (Morning View Terrace, Terrace Gardens, Heritage Park and La Villas Del Norte).

Action: The City will continue to provide its credit support for the issuance of revenue bonds for the purpose of developing and, or continuing affordable housing. Even though additional requirements and restrictions have been instituted at the State and federal level, the MRB can still encourage affordable rental housing.

Impact: One hundred seventy affordable units for low- and very-low-income households.

Program 1.3: First-Time Homebuyers

Action: The City established an assistance program for first-time homebuyers in 1989. The program involved the financing and fee assistance to qualified households for purposes of home ownership. Upon sale of the units, the City was to capture the difference between sale price and the mortgage amount in a second deed of trust (25 percent as part of developer agreement).

The original 1989 program was not implemented because of financial difficulties of the developer. In lieu of this program, the City adopted several other First-Time Homebuyer programs. They included the Mortgage Credit Certificate Program (administered by the City of Escondido and by the County of San Diego), and the Home Entry Loan Program funded originally by set-aside funds, then later funded with HOME funds.

During the 1991-1999 Housing Element Cycle, the Mortgage Credit Certificate Programs assisted 239 households while the Home Entry

Loan Program (HELP) assisted 341. No double counting is included in figures. For more specific details on programs, see Program Proposal for 1999-2004. Due to the success of the HELP program, the Program Proposal includes expansions to the current program.

Impact: Up through FY 1998-99, increase homeownership opportunities occurred for 580 households.

Program 1.4: Emergency Shelter Program

Action: The program provided emergency shelter to those who needed immediate short-term housing. Funds were used for rehabilitation or acquisition of shelters, equipment, and administrative costs related to the grant. In addition to an inclement weather shelter, the following is a list of shelters in Escondido.

<u>AGENCY</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>TOTAL BEDS</u>
Emergency Shelter				
County Mental Health Services	Hidden Valley House – Shelter	Adult Women	Severely Mentally Ill (SMI)	2
EYE	Hidden Valley House	Women with Children	General Homeless	30
North County Interfaith Council	Sobering Services – Detox -	General Population	Substance Abuse Treatment	10
North County Interfaith Council	Tikkum Home	Adult Women	Severely Mentally Ill (SMI)	6
North County Interfaith Council	Men's Shelter	Adult Men or Women	Veterans	10

Source: San Diego Regional Task Force on the Homeless, Homeless Service Profile

Impact: 58 individuals receive emergency housing.

Program 1.5: Inclusionary Zoning

Action: If established, the City would have enacted an inclusionary zoning program that would have required provisions for affordable housing as part of any residential development that reaches defined thresholds. This program would have included provisions for percentage set-asides, in lieu of fees, thresholds, and targeted clientele. It was determined by City Council that affordable housing would be provided more efficiently through other housing programs such as Project Development and the Density Bonus Ordinance.

Impact: Program was postponed.

Program 1.6: Mortgage Credit Certificates

Action: This program involves the cooperation of the City and local and regional lenders in a partnership to provide affordable housing to homebuyers. By providing mortgage credit certificates that provide beneficial financial arrangements, home ownership opportunities were increased. See discussion under First-Time Homebuyer Program 1.3.

Impact: Up through FY 1998-99, 239 received mortgage credit certificates.

Program 1.7: Section 202. Development

Action: This program provides Federal Capital advances and project rental assistance under Section 202 of the Housing Act of 1959 for housing developments serving senior households. Seventy-five units for seniors were recently developed utilizing the 202 program. While no financial assistance was provided by the City, a density bonus and a zone change was utilized.

Impact: 75 units for elderly/disabled households.

Program 1.8: In-fill New Construction

Action: The purpose of this program was to encourage infill development. This effort included the coordination of area plans, land use regulations, and CDBG and HOME inducements. Several infill developments were provided. See Program 1.1 for discussion of completed developments.

Impact: New housing opportunities for homeownership and rental for low- and moderate-income households.

Program 1.9: City-Owned Sites

Action: The City completed an inventory of City-owned properties. These parcels were assessed for their potential development/redevelopment for residential use. The objective was to use City-ownership as a potential inducement for development of more affordable housing.

Impact: Sites for affordable housing, especially low- and moderate-income (3 sites).

Program 1.10: Density Bonus

Action: In accordance with the Density Bonus Program, the City adopted a Density Bonus Ordinance and later modified it to also provide residential incentives. The Ordinance allows 25 percent density bonus as well as deviations from the code for the provision of affordable or senior housing. Developments within the city that have utilized the ordinance are: Sunrise Place, Daybreak Grove, 15th Avenue Cooperative, Orange Place, 11th Avenue Townhomes, Salvation Army (Silvercrest), The Terraces, and Sonoma Court. This ordinance has been successful and will continue to be in the assistance of redevelopment/rehabilitation since reduced parking standards and setbacks will allow for an increased number of

bedrooms and/or units which will help to serve larger families in Escondido who may be living in deteriorated housing stock.

Impact: Opportunities for low- and moderate-income households.

b. Rehabilitation

Program 2.1: Housing Rehabilitation: Owner-Occupied

Action: Between 1990 and 1999, the City of Escondido assisted homeowners with technical assistance and loan funds to make necessary repairs to single-family homes and mobilehomes. Loans as high as \$20,000 were available to qualified single-family homeowners while up to \$6,500 was available to mobilehome owners. Funding was made available through tax increment set-asides. Due to the success of the program, it will be continued and expanded upon during the next housing cycle. For more specific details of the program, see Program Proposal for 1999-2004.

Impact: From FY 1990-91 to FY 1998-99, 206 loans were made available to low- and very-low-income residents for rehabilitation of their homes.

Program 2.2: Housing Rehabilitation: Renter Occupied

Action: The City of Escondido contracted with the County Housing Authority through June 1989 to provide rehabilitation services for the Rental Rehabilitation Program. The Rental Rehabilitation Program was a federal grant program with specific requirements. This program was later administered by the City.

The Rental Rehabilitation Program was made available to eligible project owners. The project owners were responsible for obtaining that portion of the project financing not financed by Rental Rehabilitation Funds. The City provided up to 50 percent of the cost of rehabilitation from the Rental Rehabilitation Grant. Deferred, zero interest loans, forgiven after ten years were provided to project owners by the City.

The City also began a local rental rehabilitation program that provided an alternative to the federal rental rehabilitation program. The landlord had the choice of using either program to improve rental property. The local program was funded with tax increment set-aside and did not require a private match by the landlord. However, in order to be consistent with State Redevelopment Law, the landlord had to agree to a continual occupancy of low/moderate-income tenants for 15 years. Rent to be paid by the low-income tenants could not exceed 30 percent of their income. The rental rehabilitation funds would be deferred loans, due and payable at the

time of change of title. Due to the 15-year restriction, few landlord/owners were interested in the program. Thus, a new program was proposed utilizing HOME funding and restricting rents to only five years in lieu of 15. These various programs continue to be under consideration and will be implemented depending on the interest level of landlords.

Program 2.3: Recycling Existing Structures

Action: The City initiated this program to recycle deteriorated, older structures for affordable housing opportunities. This program was to be based upon the results of the City's evaluation of a series of options which could have included moderate rehabilitation, development of Single Room Occupancy (SROs), acquisition-rehabilitation-resale, and special Planned Unit Development (PUD) approach. Potential target areas with land use area plans were considered for South Escondido Boulevard and East Valley Parkway. Several developments in the city were rehabilitated during the 1990-1999 Housing Element Cycle. They included Aster Street Apartments (8 units), 15th Avenue Coop (16), and Sonoma Court (61). The most successful approach towards the recycling of the deteriorated buildings was not with the development of SROs nor PUDs, but instead with the Density Bonus and Residential Incentive Ordinance.

Impact: Additional affordable housing opportunities for very-low-income and low-income households (85 Units).

Program 2.4: Focus on Neighborhoods Program

Action: The program was initiated in order to concentrate City resources to one neighborhood thereby creating the opportunity for significant community impact both in physical improvement and improvement of the quality of life for neighborhood residents.

To date, concentrated efforts have been achieved in the South Escondido Boulevard neighborhood and the Los Arboles neighborhood. Efforts involve street improvements in the South Escondido Boulevard neighborhood (funded with \$839,000 of Community Development Block Grant Funds [CDBG]), street improvements in Los Arboles (funded with \$740,000 of CDBG funds), and façade improvements to commercial businesses in the South Escondido Boulevard neighborhood (funded with \$20,000 of the City's general fund) as well as crime prevention efforts in the Los Arboles neighborhood.

Impact: Significant community impact.

c. Conservation

Program 3.1: Transitional Housing/Project Development

Action: Transitional housing is intended to provide temporary shelter for households for a nominal cost to the tenant. Households who have the opportunity to live in transitional housing would also receive additional social services. The projects are operated by local nonprofit social service agencies who have experience in working with low-income households.

Priority in selecting a transitional housing program is given to a combination of best sites plus the agency who can best meet the criteria listed above. Households who are displaced by a code enforcement action shall be given first consideration. During the last housing element cycle, the program operated successfully. The following is a list of transitional housing and services provided in Escondido.

<u>AGENCY</u>	<u>PROGRAM NAME</u>	<u>TARGET POPULATION</u>	<u>SPECIAL NEEDS</u>	<u>TOTAL BEDS</u>
Case Mgmt Agency				
North County Interfaith Council	Crisis Center	General Population	General Homeless	
The Salvation Army	Escondido Family Services	General Population	General Homeless	
Day Shelter				
Mental Health Systems, Inc.	North Inland Regional Recovery	General Population	Substance Abuse Treatment	
No. County Serenity House	Serenity Too	Family with Children	Substance Abuse Treatment	
Health Services				
Escondido Community Health Center	Dental	General Population	General Homeless	
Escondido Community Health Center	Medical	General Population	General Homeless	
Perm Supp Housing				
Fraternity House, Inc.	Fraternity House	Adult Men and/or Women	HIV/AIDS	14
North County Interfaith Council	Harmony Place	Adult Men and/or Women	Severely Mentally Ill (SMI)	12
Transitional Shelter				
Community Housing of North County	Las Casitas	Family with Children	General Homeless	18
Fellowship Center	Fellowship Center	Adult Men	Substance Abuse Treatment	45
No. County Serenity House	Serenity House	Adult Women	Substance Abuse Treatment	25
No. County Serenity House	Sober Living Houses for Families	Family with Children	Substance Abuse Treatment	3
No. County Serenity House	Sober Living Houses for Women	Adult Women	Substance Abuse Treatment	9
North County Interfaith Council*	Genesis	Family with Children	General Homeless	88
North County Interfaith Council*	Transitional Housing – Spruce St.	General Population	Substance Abuse Treatment	34
St. Clare's Home**	Transitional Shelter	Women with Children	General Homeless	52
Vietnam Veterans of San Diego*	New Resolve Program	Adult Men and/or Women	Veterans	44
*Added since 1991				
**Partially added since 1991				
Source: San Diego Regional Task Force on the Homeless, Homeless Service Profile				

Impact: Currently, the City of Escondido monitors seven facilities, managed by local nonprofit agencies in the Transitional Housing Program. Funding has come from combinations of Housing Set Aside and Road Funds for right-of-way acquisitions as well as federal grants and private donations. These units are monitored annually. While there are more than seven transitional housing facilities in the City of Escondido, seven are monitored because they are either located on

property leased from the City or were partially funded with Federal or State Grants which require local monitoring.

Program 3.2: Rental Subsidy

Action: The City of Escondido currently contracts with the San Diego County Housing Authority who offers Section 8 rental assistance in the form of vouchers and certificates. A total of 1,038 units in Escondido are leased to low-income households. Of these 1,038 units: 55 percent are rented to seniors; 29 percent are rented to small families; and 16 percent are rented to large families.

Impact: Affordable housing for 1,038 very-low- and low-income households. Between 1991 and 1996, the incremental increase was 202.

Table 25
Current Rental Assistance Programs*
City of Escondido
1999

SECTION 8 EXISTING HOUSING ASSISTANCE PAYMENTS PROGRAM

CERTIFICATES

Elderly	Small Family	Large Family	Total
374	192	107	673

VOUCHER

Elderly	Small Family	Large Family	Total
192	107	66	365

TOTALS

Elderly	Small Family	Large Family	Total
566	299	173	1,038

*These programs are currently operated for the City of Escondido by the San Diego County Housing Authority. The information reflected above is as of March 31, 1999.

Source: Quarterly Report from the Housing Authority of the County of San Diego

Program 3.3: Relocation Assistance/Cost Recovery

Action: Any low-income tenant within the city limits of Escondido who was displaced by code enforcement action was to be eligible for

relocation assistance. The fund had an allocation of \$200,000 which was to be replenished by expenses collected under the Cost Recovery Ordinance. These costs were to be recovered from the property owners for costs incurred as a result of relocating tenants due to code enforcement action. While relocation assistance was provided to tenants in need, the program was discontinued as it was determined not be an appropriate use for set-aside funds.

Impact: Twenty-two (22) households were assisted during Fiscal Years 90-91 and 91-92.

Program 3.4: Mobilehome Park Conversion

Action: The City adopted a procedure (by ordinance) to assist occupants involved in conversion of mobilehome parks. The assistance responds to requests of recognized mobilehome resident organizations for assistance in the conversion of mobilehome parks to resident ownership. The assistance includes loans to very low, low- and moderate-income households to purchase lots at the mobilehome parks in which they reside. In prior years, the City has provided financial assistance to residents in Rancho Escondido, The Views and Mountain Shadows Mobilehome Parks. Currently, technical assistance is provided to the three parks. In addition, the City continues to manage mobilehome spaces in The Views and Mountain Shadows.

Impact: A total of 120 households (very low, low- and moderate-income) received loans from the City to help purchase lots in The Views and Mountain Shadows. An additional 25 received loans from the State to help purchase their lots.

Program 3.5: Mobilehome Rent Review

Action: The City had passed, by initiative, an ordinance to review proposed increases in rents in mobilehome parks. The Rent Review Board currently considers such requests with the objective of granting increases it considers just, fair, and reasonable in accordance with the factors of the ordinance.

Impact: More stabilized rents for mobilehome residents (very low- and low-income).

Program 3.6: Existing Subsidized Housing Development Assistance

Action: The City would explore means to continue housing affordability for low-income households that would be impacted by the conversion of existing subsidized projects to conventional housing. These steps could include: (1) relocation assistance if necessary, (2) priority

listing for City-assisted projects, (3) mortgage assistance of existing project owner, and (4) City acquisition and resale with restrictions.

During FY 93-94, the City had identified three federally assisted projects being at-risk during the 1990-95 planning period. One project, Mission Terrace, 122-units total signed an agreement with the U.S. Department of Housing and Urban Development (HUD) to continue affordability restrictions through HUD's Emergency Low-Income Housing Preservation Act (ELIHPA). ELIHPA gives owners the opportunity to receive federal incentives and extend the use restrictions for an additional 20 years.

Escondido Apartments, with a total of 92 units, was purchased by Alpha, a nonprofit agency, under the Low-income Housing Preservation and Resident Homeownership Act (LIHPRHA).

The third development is Escondido Park Apartments, a 164-unit complex. The City has succeeded in preserving the affordability restrictions of the units with Section 8 rental subsidies through May of 2000. Of the 164 tenants, 61 receive Section 8 rental subsidy. Such subsidies could be distributed by nonprofits, such as Community Housing of North County, who have distributed other rental subsidies in the past. Renewal of the preservation vouchers occurs on a yearly basis depending on available funds. The cost would be approximately \$19,368 a month. For more information, see Section 12: Special Conversion.

Impact: Continued affordability of three developments totaling 275 units (very low- and low-income). Two hundred and fourteen were counted toward meeting fair share goals.

d. Administrative Programs

Program 4.1: Fair Housing

Action: Cities such as Escondido who receive CDBG funding are required to certify that they will engage in fair housing planning. As required, this specifically involved: conducting at the beginning of each five-year cycle an analysis of impediments to fair housing choice; carrying out actions to overcome the effects of identified impediments; and maintaining records providing available information and reports, including the analysis of impediments. The City has made a strong commitment to the provision of fair housing in the community. The goal of the City's Fair Housing Plan is to affirmatively further fair housing through specific education outreach, and monitoring activities. The City currently contracts with the Heartland Human Relations and Fair Housing Association

to provide fair housing and landlord/tenant mediation services to residents in Escondido.

Impact: More effectively furthering fair housing.

Program 4.2: Code Revisions: Nonconforming Use Ordinance

Action: An amendment to the City's Nonconforming Use Ordinance, Article 1084, permits alteration and improvement of residences used for low-income housing without limitation as to the cost of such alteration or improvement. Previously, alterations and improvements could not exceed the amount equal to the assessed value of the building being repaired without causing the residence to lose its nonconforming use status, thereby becoming an illegal structure. The owners wishing to take advantage of this amendment would be required to record a use restriction against the property, requiring that it be used for low-income use for state period (10 or 15 years).

To date, there has not been an instance where alterations and improvements have exceeded the assessed value of the building. However, as the housing stock within the city ages, the need for preservation and rehabilitation increase, especially in instances where code enforcement is required due to health and safety issues.

Impact: Continued occupancy of low-income units.

Program 4.3: Senior Housing Ordinance Enforcement

Action: The City passed an ordinance in 1982 which encouraged the construction of senior housing. Facilities developed under this ordinance reported their conformance with the low- and moderate-income occupancy requirements. For new senior housing incentives, refer to Density Bonus Program.

Impact: Continuing affordability (1,923 units).

Program 4.4: Housing Information and Referral

Action: The City continues to update public information which identifies the City's housing programs and provides an opportunity to market those programs. These updates benefit the targeted clientele. Information is updated annually and often provided to the public. Due to the increasing levels of technology, new forms of communication such as the Internet should be explored during the 1999-2004 cycle. See proposed programs.

Anticipated: More effective and targeted housing programs (especially very-low-income and low-income households).

Program 4.5: Housing Element Update

Action: The City's Housing Element continues to comply with State law.

Impact: Continuing current housing element (all income categories).

Program 4.6: Land-Use Policies

Action: Staff continues to review the City's land use policies, including the General Plan Housing Element and the Growth Management Plan, to ensure coordination between the two plans and between the public and private sectors. The Housing Advisory Commission (HAC) reviews revisions to land use policies to ensure Housing Element goals are being considered.

Impact: Better coordination and consistency of plan elements. (All income categories.)

Program 4.7: Landlord/Tenant Assistance

Action: The City continues to contract with Heartland Human Relations to provide a bilingual landlord/tenant counselor in City Hall who is available to speak with anyone in the community, in person or over the phone, free of charge. Funds to provide this service are provided through the Community Development Block Grant (CDBG) Program. This program has been combined with program 4.1 of the 1999-2004 Housing Element.

Impact: Establishment of landlord/tenant assistance program which assisted in resolving landlord/tenant disagreements (very-low-income and low-income renters).

Program 4.8: Congregate Care

Action: Since 1990, seven Conditional Use Permits for congregate care facilities were approved. Five were for the creation of new facilities, while two were for expansions of existing facilities.

Impact: Continued development of congregate care facilities (seniors, all income categories).

Program 4.9: Regional Planning and Cooperation

Action: The City has developed a number of ways to share housing information with other jurisdictions. City staff participates in quarterly housing rehabilitation roundtable meetings. Topics discussed at these information sharing meetings in the past year

included: lead based paint, loan structures, and outreach and marketing.

The City's Housing Manager is a regular participant in the regional government's Housing Element Advisory Committee. This Committee recommended to the San Diego region of governments (SANDAG) to initiate and sponsor a bill, State Assembly Bill 1715 which allows cities to self-certify if a city met certain performance standards in meeting the region's housing needs. This bill has become law and the San Diego region is the pilot program area designated under this legislation. Work under this law will continue into the coming fiscal year.

The City is an active participant in various regional events and conferences. For example, in the fall of 1997, the City hosted the First-Time Home Buyer fair with the Department of Housing and Urban Development. The City is also part of the regional Mortgage Credit Certificate issuers consortium consisting of fourteen cities and the County. Additionally, the City is active in statewide networking and organizations including the California Association of Housing Finance Agencies.

Impact: More efficient and cost-effective housing programs (all income categories).

Program 4.10: Nonprofit Corporation Support

Action: The City has continued to provide both technical and financial support to nonprofits in a cooperative spirit of public/private partnership development. Nonprofit developers report an ongoing struggle to find reliable and consistent sources of funding for core operating support and predevelopment activities needed to determine the feasibility of housing projects.

The City of Escondido was designated a Participating Jurisdiction in the HOME Program in FY 94. One of the goals of the HOME Program is to develop the capacity of nonprofit organizations to develop, own and sponsor affordable housing. As a result of an extensive outreach effort to existing nonprofits, two organizations have been certified as Community Housing Development Organizations (CHDOs). They are eligible to receive CHDO set-aside funds and are allowed to use certain portions of HOME funds for predevelopment loans, capacity building activities and operating expenses. The City allocates funds for these purposes to certified CHDOs on an annual basis.

Impact: More effective NPCs and more housing assistance for very-low-income, low-income, and moderate-income households.

Program 4.11: Ordinance Review

Action: City staff continues to review housing related ordinances for impacts on housing (low- and moderate-income housing). Ordinance includes those related to nonconforming uses, accessory dwellings, density bonuses, historic preservation and parking. In 1992, the Density Bonus Ordinance was adopted, allowing for a 25 percent density bonus as an incentive to provide affordable and senior housing. During FY 1994-95, the City initiated revisions to the Density Bonus Ordinance in order to further reduce governmental constraints on the provision of development for lower income households. During FY 1996-97, the Housing Advisory Commission reviewed the parking ordinance and the Density Bonus Ordinance. It was found that ordinances are progressive when compared to others countywide.

Impact: Removal of governmental constraints (very-low-income and low-income units).

2. Fair Share Progress

SANDAG annually produces a report that assesses the region's performance in providing housing assistance to lower income households including the City of Escondido. The report helps jurisdictions monitor the implementation of their Housing Elements. SANDAG's Regional Housing Plan and the Regional Housing Needs Statement recommend that Escondido and all other jurisdictions assume their share of housing needs. The fair share concept, included in the Housing Needs Statement, was developed to assist the City to respond to State and Federal housing requirements and to insure an equitable distribution of responsibility for low-income housing throughout the region. The fair share was calculated for the City by factoring the City's existing and projected share of the region's housing, income, population, and employment.

Table 26 A identifies the number of additional lower income households that have received housing assistance in the City (from July 1991 through December 1996) and the other jurisdictions in response to the Housing Needs Statement. This information is based upon responses from the housing staffs of the respective jurisdictions. **It is important to note the need figures in the following tables represent the "good faith" effort (2.5 percent of the need per year) and not the actual need which is substantially larger.** Escondido met its fair share goal by 163 percent, but only met the fair share need by 20 percent. It should also be noted that the 1991-1996 Housing Element cycle was extended to 1991-1999. The additional three years is not included in the analysis.

Table 26B identifies the affordable housing goals (referred to as the fair share goals during 1991-1999) for the region for the next housing element cycle (July 1999-July 2004). The actual calculation will be based on the State Department of Finance housing unit estimates as of January 1, 2004. The actual goal will vary depending on growth rates

and annexations. These estimates are based on the SANDAG Series 8 growth forecast and were prepared to assist jurisdictions planning to self-certify in 2004.

Both tables do not measure the housing needs or performance for moderate and upper income households (more than \$42,000 for a family of four in 1999) nor the minor rehabilitation of existing units. These issues are important components of the City's Housing Element, but fair share progress considers only assistance that produces additional housing for lower income households.

Housing opportunities were provided by jurisdictions through a wide variety of housing programs, including: acquisition, rehabilitation, rent subsidy programs, homebuyer assistance programs, preservation programs, illegal unit conversions, and transitional housing. As of December 31, 1996, including the City of Escondido, ten of the jurisdictions had met their fair share goals.

Table 26 A
Affordable Housing Needs Performance
San Diego Region
Fair Share Goals/Needs
July 1991 – December 1996

Jurisdiction	Affordable Housing Provided*	Fair Share Goal 7/1/99	Percent of Fair Share Goal Met as of 12/31/96	Fair Share Housing Need 7/91 – 7/96	Percent of Fair Share Need Met as of 12/31/96
Carlsbad	667	1,125	59%	9,000	7%
Chula Vista	1,494	1,058	141%	8,466	18%
Coronado	343	259	132%	2,073	17%
Del Mar	9	65	14%	521	2%
El Cajon	986	470	210%	3,761	26%
Encinitas	216	538	40%	4,307	5%
Escondido	1,381	846	163%	6,765	20%
Imperial Beach	78	42	186%	335	23%
La Mesa	596	452	132%	3,612	17%
Lemon Grove	135	174	78%	1,391	10%
National City	396	37	1070%	298	133%
Oceanside	994	967	103%	7,734	13%
Poway	123	565	22%	4,518	3%
San Diego	6,996	9,319	75%	74,529	9%
San Marcos	299	528	57%	4,221	7%
Santee	792	655	121%	5,239	15%
Solana Beach	120	194	62%	1,552	8%
Vista	485	458	106%	3,662	13%
Unincorporated	2,013	3,979	51%	31,828	6%
Regional Total	18,123	21,731	83%	173,812	10%

Source: Regional Housing Needs Statement for San Diego Region, SANDAG

*This number includes a wide variety of housing programs, including: Acquisition, Rehabilitation Rent Subsidy Programs, Home Buyer Assistance, Preservation, Second Dwelling Units, Illegal Unit Conversions, and Transitional Housing.

Table 26 B
Affordable Housing Goals
San Diego Region
July 1999 – July 2004

Jurisdiction	(1) Series B Housing Unit 2004 Forecast	(2) Estimated 1999-2004 Affordable Housing Goal	(3) Estimated Extremely Low- income Goal (27%)	(4) Estimated Very-low-income Goal (32%)	(5) Estimated Low- income Goal (41%)
Carlsbad	38,715	629	170	201	258
Chula Vista	68,671	1,029	278	329	422
Coronado	9,820	190	51	61	78
Del Mar	2,577	21	6	7	8
El Cajon	35,152	562	152	180	230
Encinitas	24,035	191	52	61	78
Escondido	50,429	755	204	242	309
Imperial Beach	10,419	83	22	27	34
La Mesa	25,028	411	111	132	168
Lemon Grove	9,504	215	58	69	88
National City	16,174	314	85	100	129
Oceanside	63,012	944	255	302	387
Poway	15,815	307	83	98	126
San Diego	504,014	7,546	2,037	2,415	3,094
San Marcos	26,382	512	138	164	210
Santee	20,894	490	132	157	201
Solana Beach	6,473	52	14	17	21
Vista	31,883	510	138	163	209
County	175,521	1,869	505	598	766
Unincorporated					
Totals	1,134,518	16,630	4,491	5,323	6,816

Source: Regional Housing Needs Statement for San Diego Region, SANDAG

3. Growth Management Controls

As part of the evaluation of the Housing Element, the potential impact of any Growth Management Controls that may become effective should be assessed. The State HCD has developed a series of questions designed to evaluate the impacts of growth management measures. One of the City's most current growth management ordinances (94-16) came into effect on May 18, 1994. It replaces all prior growth management ordinances and requires conformance with the citywide facilities plan. While facilities must be available citywide, the ordinance identifies the North Broadway Region of Influence as having critical infrastructure deficiencies. The region is located in the northeast part of Escondido. Should adequate facilities not be available within the region, the ordinance allows development of projects subject to the approval of a development agreement. The agreement must ensure that the project either provides facilities necessary to upgrade existing deficiencies or financially participates toward their solution. A subsequent ordinance (95-11) also allows development of

a single-family residence on an existing vacant lot of record, zoned for residential use, where the lot was created prior to June 6, 1990, within the Region of Influence. A supplemental deposit is required at the time of Building Permit issuance to ensure facility impacts are addressed. Additionally, Proposition S, passed in 1998, requires voter approval of specified future changes to the Escondido General Plan. Changes include increasing residential densities, changing or increasing the General Plan Residential Land Use categories, or changing any residential to commercial or industrial designation on any property designated as rural, estate, suburban, or urban.

Table 27
Growth Management Controls
City of Escondido
1999

1. Are the actions based upon actual and clearly defined environmental or public facility constraints?

RESPONSE: Evaluations of the City infrastructure, community facilities and service needs indicate that rapid growth in the 70s and 80s outpaced the provision of such facilities. In addition, new development was encroaching into environmentally sensitive areas with highly visible terrain, ridgelines, habitat areas and cultural resources sites. Finally, the cumulative impacts of growth have overtaxed regional transportation systems, air quality, solid waste management, sewer capacities and water availability.

2. Do the actions set the locality's new construction maxims above its new construction need, including the jurisdiction's share of the region's housing need?

RESPONSE: Escondido has generally provided more housing opportunities in relation to land use designations creating housing needs than other jurisdictions in the region. In addition, housing costs in Escondido have been significantly more affordable than other jurisdictions. The new growth management policies are vital in providing adequate facilities and services to the large housing stock added to the City in recent years and for new development. Without such facilities and services, the provision of housing is incomplete.

3. Is the locality taking all reasonable and available steps to relieve the constraints that make growth limitation necessary?

RESPONSE: The Growth Management Element requires strategic planning by the public and private sector to provide for adequate housing opportunities including necessary facilities and services to ensure a reasonable quality of life standard. The formulation of the citywide facilities plan involved detailed studies of service level standards, economic analysis, environmental documentation and fiscal analysis. In addition, the process was incorporated into a comprehensive general plan revision which resulted in the implementation of community-wide goals and objectives including quality housing for all residents.

Table 27(continued)

4. Does the City provide adequate incentives to encourage the development of housing affordable to low- and moderate-income households, consistent with the locality's share of the region's housing needs for all income levels?

RESPONSE: The City has consistently provided incentives for housing opportunities for all income levels. Additionally, numerous developments have been constructed using a variety of land use techniques including specific plans, planned developments, senior and affordable housing with density bonuses and residential incentives, second dwelling units, congregate care facilities, transitional housing, residential care facilities, day care homes and centers and several standard subdivisions and multi-family projects.

In addition, the City has an active Housing Division under the auspices of the Community Development Commission (redevelopment agency) with policy recommendations from the Housing Advisory Commission. The Housing Division, under approval of the City Council, has implemented and will continue to implement a variety of housing programs for all residents through the use of redevelopment funds, Community Development Block Grants, HOME funds, and other specialized local programs. Particularly successful programs have included those associated with rehabilitation, mortgage credit certificates, and loans for down payments and/or closing costs on homes.

The General Plan policies include implementation measures for meeting the City's housing needs as stated in the Housing Element. Furthermore, the Land Use Element requires the adoption of area plans that include areas for new low- and moderate-income households.

5. Does the City control industrial and commercial development that may increase the need for housing?

RESPONSE: The proposed Land Use Element maintains the existing inventory of industrial and commercial land. Compared to other jurisdictions in the region, Escondido has substantially more area designated for residential land use in relation to the amount of industrial and commercial designations.

6. Are the controls conditioned to be removed upon removal of the justifying constraints?

RESPONSE: The implementation of the growth management system establishes detailed financing mechanisms for both new development and public programs which provides a clear path for new development. In addition, the system allows for infill development in areas with adequate infrastructure and public facilities allowing for the construction of affordable housing.

Source: City of Escondido—Staff Response

Based on the methodology used by the State Department of Housing and Community Development (HCD) and SANDAG, the City's share of housing units that need to be added in Escondido, for the next five-year Housing Element Cycle (July 1, 1999 to July 1, 2004), would be 2,603 units. Of these, 895 would need to be affordable to low-income households.

4. New Strategy for 1999-2004

Introduction

The strategy concept identifies the City's housing goals and policies. The overall strategy is to present a balanced and diverse array of policies that cover four overall areas of concern: construction, rehabilitation, conservation, and administration.

The goals and policies of the Housing Element were organized into concise goal and policy directives. Section a. reflects state goals which have not changed since the last update to the housing element. Section b. reflects the City's goals, policies, and actions, most of which are proposed to be carried forward from the 1991-1999 Housing Element to the proposed 1999-2004 Element. Only minor modifications are proposed to those that would be carried forward.

The primary intent of the changes is to reflect new terminology, broaden options toward seeking regional share and affordable housing goals, and provide additional goals related to more relevant programs. For example, an action pertaining to the provision of Section 8 vouchers and certificates was replaced with an action regarding the provision of loans for first-time homebuyers. While both of these programs are very important, the provision of loans for first-time homebuyers in the next five years is more certain than the availability of Section 8 assistance from HUD (Department of Housing and Urban Development).

A notable change in terminology is the use of the term "affordable housing goal," in lieu of "fair share." Currently, the projected affordable housing goal for 1999-2004 is 755. Finally, the discussion of programs was made into a separate chapter and also organized into four subsets (construction, rehabilitation, conservation, and administration).

Goals are long range general guidance for the City's Housing Plan. The Goals Section discusses the State goals and the City's goals.

a. State Goals

The State legislature set the context for housing goals when it stated its findings as part of the State's housing laws:

- (a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.” (Gov't Code §65580)

b. City Housing Goals, Actions and Policies

The City of Escondido established the following goals as part of its previous Housing Element. They were reviewed, modified where needed, and carried forward to the revised Housing Element. Goals (h), (i), (j), and (k) were added to reflect policy direction to provide more varied housing opportunities for all income groups as well as encourage creative residential developments and partnerships.

- (a) To expand the stock of affordable housing while preserving the health, safety, and welfare of residents, and maintaining the fiscal stability of the City.
- (b) Accommodate the regional share of housing for all income groups and the affordable housing goal for lower income households that require assistance.
- (c) Maintain the existing housing stock as a source of low- and moderate-cost housing and as a conservation measure.
- (d) Ensure a proper balance of rental and ownership housing units.
- (e) Permit residential growth only within limits which allow the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements.
- (f) Encourage a compact, efficient urban form which conserves land and other natural and environmental resources, and which respects natural topographic and drainage characteristics.
- (g) Seek ways to eliminate all forms of discrimination based on race, ancestry, national origin or color, religion, sex, familial or marital status, disability, age, sexual orientation, or source of income in obtaining housing.
- (h) Encourage creative residential developments and partnerships that result in desirable amenities and contribute to infrastructure needs.
- (i) Expand the stock of housing for moderate- and above moderate-income households by providing development incentives in single family and multi-family zones and in the urban core.

- (j) Seek ways to eliminate substandard housing through continued enforcement of the Health and Safety Code and the provision of programs which facilitate the maintenance and rehabilitation of housing.
- (k) Pursue the proper balance of jobs to housing as recommended by the Department of Finance.

The City will also undertake the following actions to implement its five-year affordable housing goals.

The City will continue to explore the possibility of issuing multi-family mortgage revenue bonds and other tax exempt mortgage revenue programs that may be available from time to time to assist and expand the availability of housing for lower-income households.

The City will continue to support the policies in the Mobilehome Rent Control Ordinance.

The City will consider using City-owned property and residences for lower-income housing.

The City anticipates the continuance of federal assistance, which will aid in the provision of loans to first time homebuyers to help with down payments and closing costs.

The City will continue to provide additional housing opportunities for senior, very low-, low-, and moderate-income households through the utilization of the Density Bonus and Residential Incentive Ordinance.

The City anticipates funding a combined total of 125 owner-occupied single-family and mobilehome rehabilitation loans over the next five years.

The City will continue to utilize the 20 percent redevelopment set aside funds toward the provision of affordable housing which may include the construction, acquisition, preservation, or rehabilitation of lower-income housing units.

The City will continue to take actions to conserve the existing rental stock in the community. Programs should include Acquisition and Rehabilitation or Rental Rehabilitation.

Current housing policies for the City were established in the previous Housing Element. Only minor modifications are included for clarification purposes. These priorities include:

- (a) Insure affordability of housing for low- and moderate-income households. Encourage lower cost ownership housing through provision of cooperatives, planned developments, mobile and modular housing, and promotion of alternative mortgages. Also, seek adequate supply of rental units especially those large enough for families with children.
- (b) Insure provision of housing for low- to moderate-income elderly households. Federal and State subsidies, and local nonprofit corporation activity in conjunction with City assistance in the form of provision of improvements and waiving development fees are possible programs to meet this need.
- (c) Encourage assistance to low-income households, primarily in the form of federal rent subsidies and State subsidies as available, and in the form of redevelopment funds designed to provide low-income housing opportunities.
- (d) Provide rehabilitation assistance for low- and moderate-income households.
- (e) Encourage an open housing market fully available to all regardless of race, national origin or color, religion, sex, familial or marital status.

PROGRAM SUMMARY (1999-2004)

This Chapter describes the programs which the City will implement during the time frame of the Housing Element. The programs are designed to implement the policies which were identified previously in Goals and Evaluation. Each program identifies the specific actions which will carry out that policy. In addition, anticipated impacts (including income groups and number of households/units), responsible agency, financing, and schedule are presented.

The following programs address a range of housing needs and represent a commitment by the City to address those needs in a responsible manner. The programs are designed to build upon one another; no single program should be perceived as the panacea for all the City's needs.

Most of the programs are continued from the previous housing element cycle. Many of them are modified to reflect the City's focused efforts toward increasing homeownership and rehabilitation of multi-family properties and single family homes for low- and moderate-income households.

Housing Program Proposals/Assumptions

The proposals prepared for this report were based on the following assumptions:

- All means of providing affordable housing in Escondido should be explored, including partnerships with local, private, and nonprofit sectors.
- The Housing Division should take advantage of any federal, state, or private foundations' technical assistance or money when these programs complement or further local housing program policies and goals.

- Housing programs within the Housing Division should remain somewhat flexible—enough so that they can respond to evolving needs. Therefore, all of the “eggs” should not be placed in one particular basket (i.e., rehabilitation versus housing vouchers).
- Whenever possible, newly proposed programs should be coordinated with ongoing housing programs.
- Proper administrative implementation is not evaluated on cost effectiveness alone but on responsiveness, experience, accountability and local visibility.

1. Construction Programs

While the following programs are listed under “Construction”, many also apply to other types of programs, such as “Rehabilitation” or “Acquisition”.

Program 1.1: Project Development: (Continuing Program)

Action:

This program will create an increased supply of affordable units for low-income households. The City will make every effort to reach this goal through redevelopment and rehabilitation. Project Development Funds would be made available for loans to increase the supply of rental or ownership units. A portion of the fund could be made available for grants. The Project Development Fund could be used for a wide variety of uses, including but not limited to:

- technical assistance, design and finance services and consultation, and administrative costs for eligible non-profits;
- mortgage subsidies for rehabilitation or new construction of eligible multi-family units;
- construction financing for new units;
- acquisition of rental easements in existing or proposed projects;
- acquisition of housing units for the preservation of units; and
- administrative costs for housing assistance groups or organizations when such a loan or grant will substantially increase the recipient’s access to housing funds elsewhere.

Determination of categories of highest need for proposed projects will be determined by the CDC/City Council. The potential categories could include families, seniors, and special needs groups.

Anticipated

Impact:

Increased supply of rental units for very-low-income and low-income residents. (200 units)

Responsible
Agency: Community Development Commission/Housing Division

Financing: Tax-increment set-aside, HOME funding

Schedule: (1) RFP or RFQ Affordable Housing: Summer 2000
(2) Select Projects: Fall 2000
(3) Acquisition, Rehabilitation or Preservation: 2002

Program 1.2: Mortgage Revenue Bonds (Continuing Program)

Action: The City will continue to provide its credit support for the issuance of revenue bonds for the purpose of developing and maintaining affordable housing. Even though additional requirements and restrictions have been instituted at the State and federal level, the MRB can still encourage affordable rental housing.

Anticipated
Impacts: Acquisition, rehabilitation, preservation, or construction of affordable rental for low-income households.

Responsible
Agency: Community Development Commission/Housing Division

Financing: Private developer/mortgage bond firms

Schedule: Continuation of a program enacted in 1984.

Program 1.3: First-Time Homebuyers/Home Entry Loan Program (Continuing Program)

Action: During 1991-1999, the Home Entry Loan Program was originally funded with set-aside funds, and then later with HOME funds. The purpose is to provide qualified applicants second trust deed loans to be used toward down payment or closing costs when purchasing their first home. Both funding sources will be utilized in the next housing element cycle depending on borrower's income and loan amounts. Borrower's income must be at or below 120 percent of the currently published San Diego county median income, adjusted for household size, as defined by HUD and HCD. The loans are limited to \$6,000. Repayment of the loan will be deferred until sale, transfer or non-occupancy (of assisted borrower) of the property.

The City will continue to explore ways to increase home purchasing opportunities for low- to moderate-income homebuyers.

Anticipated Impacts:	Increased homeownership opportunities for low- to moderate-income households (200 units).
Responsible Agency:	Community Development Commission/Housing Division
Financing:	HOME funding, Tax-increment set-aside
Schedule:	(1) Continue to provide assistance: 1999-2004 (2) Implement additional marketing strategies: Winter 2000 (3) Explore opportunities for first-time home buyers for moderate-income households: Spring 2000

Program 1.4: First-Time Home Buyers/Mortgage Credit Certificates (Continuing Program)

Action:	This program involves the cooperation of the City, County and lenders in a partnership to provide affordable housing to first time home buyers. By providing mortgage certificates that would provide beneficial financial arrangements, home ownership opportunities are increased.
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Anticipated Impacts:	Additional home ownership opportunities for moderate-income households.
Responsible Agency:	Community Development Commission/Housing Division
Financing:	Mortgage and real estate funding sources
Schedule:	Continue issuing Mortgage Credit Certificates: 1999-2004

Program 1.5: Emergency Shelter Program (Continuing Program)

Action:	Emergency Shelters offers temporary over night accommodations for up to one month. The program involves coordination with other agencies that receive funding for rehabilitation or acquisition of shelters, equipment, and administrative costs related to grants. To help streamline emergency shelter requests, the City will amend the City's Zoning Code to give emergency shelters its own land use classification. Requests will be permitted in the Hospital Professional zone subject to approval of a Conditional Use Permit. The approval process will be facilitated by the fact that surrounding
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uses in the Hospital Professional zone are similar and the location of sites is consistent with the requirements of the California Department of Housing and Community Development. Agencies interested in locating an emergency shelter may meet with City staff to discuss the location of available sites as depicted on the map within the Housing Element. Preapplication meetings are also available to facilitate the application and approval process.

Anticipated
Impact:

Provision of shelter for individuals and families with special needs.

Responsible
Agency:

Community Development Block Grant Administration

Financing:

Federal Emergency Shelter Grant, Emergency Shelter Grant (County), Federal Emergency Management Agency Funding

Schedule:

Continue program: 1999-2004
Amend Escondido Zoning Code: 2002

VACANT and REDEVELOPABLE SITES IN THE HP ZONE



Program 1.6: Section 202. Development (Continuing Program)

Action: This program provides Federal capital advances and project rental assistance under Section 202 of the Housing Act of 1959 for housing developments serving senior households. Such developments provide the necessary services for occupants which may include, but are not limited to: health, continuing education, welfare, informational, recreational, homemaking, meal and nutritional services, counseling, and referral services, as well as transportation where necessary to facilitate access to these services.

Capital advances are available only to private, nonprofit corporations and nonprofit consumer cooperatives to finance the rehabilitation or construction of a structure, or portion thereof, and may include the cost of real property acquisition, site improvement, conversion, demolition, relocation and other expenses of supportive housing for seniors.

Without financial assistance from the City, 75 units for seniors were recently developed utilizing the 202 program and a density bonus. Other incentives the City could provide are those associated with zoning requirements, social services and infrastructure improvements.

Anticipated Impacts: New housing opportunities for senior/disabled households

Responsible Agency: Community Development Commission/Housing Division and Planning

Financing: Section 202/Section 8/CDBG & General Fund for staff support

Schedule: Continuation of program established in 1990

Program 1.7: In-fill New Construction (Continuing Program)

Action: The City would support construction of new housing for home ownership and rental units on in-fill sites. This effort would include the coordination of land use regulations, and area plans, public land opportunities, CDBG and HOME inducements, and MRB as an in-fill package.

Anticipated Impacts: New housing opportunities for homeownership and rental for low- and moderate-income households.

Responsible
Agency: City staff team: Lead: Community Development Commission/
Housing Division, Planning.

Financing: CDBG, HOME, MRB, in-kind City-owned property, and tax
increment set aside.

Schedule: Ongoing

Program 1.8: City-Owned Sites (Continuing Program)

Action: The City has completed an inventory of City-owned properties.
These parcels would be assessed for their potential redevelopment or
development (where appropriate) for residential use. The objective
is to use City-ownership as a potential inducement for rehabilitation
of more affordable housing.

Anticipated
Impacts: Sites for affordable housing

Responsible
Agency: Planning & Community Development Commission/Housing
Division

Financing: To be determined (lost opportunity costs)

Schedule: Ongoing

Program 1.9: Density Bonus (Continuing Program)

Action: The City provides a bonus in the form of a density increase of 25
percent above the land use designation or other financial incentives
if the proposed project provides units for affordable housing. The
program responds to the requirements of the State Law (California
Government Code Sections 65915-65918). This program also
includes an investigation of amending the City's Density Bonus and
Residential Incentive Ordinance. The amendment would allow
"rounding up" to the next highest number of units when a fraction
results from the calculated density bonus.

Anticipated
Impacts: Additional housing opportunities for low- and moderate- income
households.

Responsible
Agency: Planning

Financing: Continued general fund for staff support

Schedule: 1. Ongoing
2. Review an amendment to the City's Density Bonus and Residential Incentive Ordinance: 2002

2. Rehabilitation

Program 2.1: Housing-Rehabilitation-Owner-Occupied (Continuing Program)

Action: Since 1989, the City of Escondido assists homeowners with technical assistance and loan funds to make necessary repairs to their single-family and mobile homes. Technical assistance includes assessment of rehabilitation needs, detailed work write-ups, help in obtaining contractors' bids, preparation of loan documents and contracts, and monitoring work progress.

Eligible households (up to 120 percent of the median income) may qualify for loans generally as high as \$25,000 to rehabilitate single family homes and as high as \$8,000 to rehabilitate mobile homes. Interest rate is low and repayment is deferred until sale, transfer, refinance, or until residence is no longer occupied by qualified borrower.

Program will be expanded by exploring ways to increase thresholds and rehabilitation opportunities for low- and moderate-income homeowners.

Anticipated Impact: Rehabilitation of units for very-low-income, low-income, and moderate-income households (160 units).

Responsible Agency: Community Development Commission/Housing Division

Financing: Tax-increment set-aside.

Schedule: (1) Continuation of program modified in 1990.
(2) Implement additional marketing strategies: Winter 2000
(3) Expand program: Spring 2000

**Program 2.2: Housing Rehabilitation: Renter Occupied
(Continuing Program)**

Action: The City of Escondido will continue to explore potential rental rehabilitation programs.

Anticipated Impact: Increase rental rehabilitation for very-low-income and low-income households (50 units)

Responsible Agency: Community Development Commission/Housing Division

Financing: HOME, tax-increment set-aside

Schedule: 1. Ongoing

Program 2.3: Recycling Existing Structures (Continuing Program)

Action: The City continues to explore ways to encourage recycling deteriorated, older structures for affordable housing opportunities. This program would be based upon the results of the City's evaluation of a series of options which could include moderate rehabilitation, an incentive program for efficiency apartments, acquisition-rehabilitation-resale, and a special Planned Unit Development (PUD) approach.

Anticipated Impacts: Additional affordable housing opportunities for very-low-income and low-income households. (20 Units)

Responsible Agency: Planning & Community Development Commission/Housing Division

Financing: Public (CDBG/HOME)
(tax-increment financing—private participation)

Schedule: Ongoing

Program 2.4: Focus on Neighborhoods Program (Continuing Program)

Action: The City of Escondido has available, through various local and State funds, the ability to target these funds in a coordinated manner to one geographic area of the City. The City would study a plan that would target neighborhoods for this program. Resources that could be used to identify a selected neighborhood could include pro-active code enforcement, housing rehabilitation—both owner and renter

occupied—and use of CDBG funds for either capital improvements (i.e., sidewalks) and/or child care facilities. In addition, land use policies or ordinances could be reviewed to explore means of providing community revitalization. This neighborhood project could be a source of feedback to City Council for further expansion of programs into other neighborhoods.

Anticipated
Impacts:

The concentration of City resources to one neighborhood and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. (Low- and moderate-income categories)

Responsible
Agency:

City Staff Team:
Community Development Block Grant Administration, Planning,
and Community Development Commission/Housing Division

Financing:

Tax-increment set-aside/CDBG/General Fund/CIP

Schedule:

Continuation of program established in 1990

3. Conservation

**Program 3.1: Transitional Housing/Project Development
(Continuing Program)**

Action:

Transitional housing provides temporary shelter for households for a nominal cost to the tenant.

Households who have the opportunity to live in transitional housing may also receive additional social services to assist in the transition to independent living. Housing is operated by local nonprofit social service agencies that have experiences in working with low-income households.

Priority in selecting transitional housing is given to a combination of best sites plus the agency who can best meet the criteria listed above.

As mentioned in the Needs Analysis Summary under special needs of the homeless, an estimated 304 homeless individuals require transitional housing and 99 require permanent supportive housing. While transitional housing provides temporary housing (generally six months to two years), permanent supportive housing serves

primarily homeless disabled individuals with housing and supportive services for an indefinite period of time.

If no onsite services are involved, transitional housing is permitted by right in single family homes and apartments (subject to the Transitional Housing Ordinance). Where onsite services are involved facilities are permitted by right in the Hospital Professional and the General Commercial zones and with a Conditional Use Permit in residential zones. Facilities (with onsite services) for persons with disabilities are permitted with a staff approved CUP.

Applicants may meet with City staff to for preapplication meetings and to discuss sites depicted on maps. For locating sites, refer to Tables 23A and B and associated maps under (5) Site Inventory.

Anticipated
Impacts:

Assistance to households with special needs (48 beds/units) (very-low and low categories)

Responsible
Agency:

Community Development Block Grant Administration and Community Development Commission/Housing Division

Financing:

Tax-increment set-aside fund, Community Development Block Grant Funds.

Schedule:

Continuation of a program initiated in 1989

Program 3.2: Rental Subsidy (Continuing Program)

Action:

A. Provide households with affordable rents. Programs with guaranteed subsidies ensure that households earning less than 50 percent of the median would spend less than 30 percent of income for rent. These resources come from the U.S. Department of Housing & Urban Development (HUD) through the County Housing Authority as vouchers and certificates (Section 8).

HUD also provides Section 8 Preservation Vouchers to households who were residing in Glen Brook Apartments (formerly Escondido Park Apartments) at the time the development converted from housing with restricted rents to fair market.

Anticipated
Impacts:

Rental Assistance for very-low-income households, based on Federal guidelines.

Responsible Agency: Community Development Commission/Housing Division
County Housing Authority

Financing: Section 8 (HUD)/Vouchers (HUD)

Schedule: (1) Continuation of a program initiated in 1976
(2) Staff continues to monitor the issuance of Preservation Vouchers since 1996 when the owners indicated their intent to prepay the mortgage loan, which would lift affordability restrictions.

Action: B. Provide seniors and persons with disabilities in mobile home parks rental subsidies.

Anticipated Impacts: Rental Assistance for very-low-income households (seniors and persons with disabilities).

Responsible Agency: Community Development Commission/Housing Division

Financing: Tax increment set-aside fund

Schedule: (1) Implement by spring 2000.

Program 3.3: Mobile Home Park Conversion (Continuing Program)

Action: The City has adopted a procedure by ordinance to assist occupants involved in conversion of mobile home parks. The assistance responds to requests of recognized mobile home resident organizations for assistance in the conversion of mobile home parks to resident ownership.

Anticipated Impacts: Continued Mobile Home resident ownership opportunities for very-low-income and low-income residents.

Responsible Agency: Community Development Commission/Housing Division, Planning Department

Financing: Continued General Fund for staff support; tax-increment set aside and state funds for tenant loans.

Schedule: Continuation of current program enacted in 1986.

Program 3.4: Mobile Home Rent Review (Continuing Program)

Action: The City passed, by initiative, an ordinance to review proposed increases in rents in mobile home parks. The Rent Review Board considers such requests with the objective of granting increases it considers just, fair, and reasonable in accordance with the factors of the ordinance.

Anticipated Impacts: Stabilized rents for mobile home residents, many of whom are very low- and low-income

Responsible Agency: City of Escondido, Rent Review Board

Financing: Continued General Fund for staff support and fees

Schedule: Continuation of current program enacted in 1988

Program 3.5 Existing Subsidized Housing Development Assistance (Continuing Program)

Action: The City would explore means to continue housing affordability for low-income households that would be impacted by the conversion of existing subsidized projects to conventional housing. Three developments were "at risk" of losing their affordability restrictions. Restrictions in two of the developments have been extended beyond the next housing element cycle (1999-2004). One development, Glen Brook Apartments (formerly Escondido Park Apartments) converted to market rate rents. The City succeeded in preserving the affordability restrictions of the units with Section 8 rental subsidies. Sixty-one households currently receive Section 8 preservation vouchers. Monitoring of their renewal needs to continue on a yearly basis.

Anticipated Impacts: Continued affordability of three subsidized housing developments (formerly 236 projects) totaling 275 units (very low- and low-income)

Responsible Agency: Community Development Commission/Housing Division

Financing: Tax-increment set-aside and Federal Funding

Schedule: Continuing program

4. Administrative Programs

Program 4.1: Fair Housing (Continuing Program)

Action: Cities such as Escondido who receive CDBG funding are required to certify that they will engage in fair housing planning. This specifically involves: Conducting at the beginning of each five-year cycle an analysis of impediments to fair housing choice; carry out actions to overcome the effects of identified impediments; and, maintaining records providing available information and reports, including the analysis of impediments. The City has made a strong commitment to the provision of fair housing in the community. The goal of the City's Fair Housing Plan is to affirmatively further fair housing through specific education outreach, and monitoring activities.

The City currently contracts with the Heartland Human Relations and Fair Housing Association to provide fair housing and landlord/tenant mediation services to residents in Escondido.

Anticipated Impact: Continued enforcement of Fair Housing Plan, which will prevent discrimination in housing. Continued landlord/tenant assistance program, which will assist in resolving landlord/tenant disagreements (very low- and low-income renters).

Responsible Agency: Community Development Block Grant Administration

Financing: CDBG, program application fees

Schedule: Continuation of current program established in 1988 and expanded in 1996.

Program 4.2: Code Revisions: Nonconforming Use Ordinance (Continuing Program)

Action: An amendment to the City's Nonconforming Use Ordinance, Article 1084, permits alteration and improvement of residences used for low-income housing without limitation as to the cost of such alteration or improvement. Previously, alterations and improvements could not exceed the amount equal to the assessed value of the building being repaired without causing the residence to lose its nonconforming use status, thereby becoming an illegal structure. The owners wishing to take advantage of this amendment

should be required to record a use restriction against the property, requiring that it be used for low-income use for state period (10 or 15 years).

Anticipated
Impact:

Continued occupancy of low-income units.

Responsible
Agency:

Planning Department, City Attorney, and Building Department

Financing:

Private (owners of residences used for low-income housing)

Schedule:

Continuing program adopted in 1989

Program 4.3:

**Senior Housing Ordinance Enforcement
(Continuing Program)**

Action:

The City passed an ordinance in 1982, which encouraged the construction of senior housing. Facilities developed under this ordinance are required to report their conformance with occupancy requirements for low- and moderate-income households. For new senior housing incentives, refer to the Density Bonus Program (Program 1.9).

Anticipated
Impact:

Continuing availability of senior housing (1,923 Units).

Responsible
Staff:

Planning Department, Community Development
Commission/Housing Division, and City Attorney.

Financing:

Private sector through ordinance requirements

Schedule:

Continue program

Program 4.4:

**Housing Information and Referral (Continuing
Program)**

Action:

The City will continue to update public information which identifies the City's housing programs and provides an opportunity to market those programs. These updates will benefit the targeted clientele. Information is and will be provided in many formats such as brochures, mailers, referral cards, and on the web-site.

Anticipated Impact: More effective and targeted housing programs (especially very-low-income and low-income households).

Responsible Agency: Community Development Commission/Housing Division

Financing: Tax increment set-aside

Schedule: (1) Continuation of ongoing program initiated in 1988
(2) Annual updates as necessary 1999-2004

Program 4.5: Housing Element Update (Continuing Program as necessary)

Action: This Housing Element shall be revised and updated so that a new element would be approved by July 1, 2004 to incorporate new data and to evaluate and update the implementation efforts. Three important data sources will provide an opportunity for such assessments: (1) 2000 Census, (2) SANDAG's Regional Housing Needs Statement (1999-2004), and (3) the 20/20 Cities/County Forecast.

Anticipated Impact: Continuing current housing element (all income categories)

Responsible Agency: Planning and Community Development Commission/ Housing Division

Financing: General fund for staff

Schedule: Census: Mid-2001
Regional Housing Needs Statement: Mid-2003

Program 4.6: Land-Use Policies (Continuing Program)

Action: City staff reviews various housing and housing related policies to ensure consistency with the goals and programs of the Housing Element.

Anticipated Impact: Better coordination and consistency of plan elements. (all income categories)

Responsible
Agency: Planning Department and Community Development Commission/
Housing Division

Financing: Continued general fund for planning staff support and tax-increment
set-aside for CDC staff support

Schedule: Ongoing since 1990

Program 4.7: Congregate Care (Continuing Program)

Action: The City staff will continue to use the Conditional Use Permit to
process requests for congregate care facilities through the
Conditional Use Permit (CUP) process. This action will provide the
opportunity to construct new facilities as the market demands.

Anticipated
Impact: Continued development of congregate care facilities (seniors, all
income categories)

Responsible
Agency: Planning

Financing: General fund continued support.

Schedule: Ongoing

Program 4.8: Regional Planning and Cooperation (Continuing Program)

Action: The City recognizes the need to share housing information and ideas
with other jurisdictions in the county, especially those located in
North County. City staff coordinates with other cities within the
region to increase efficiency by exploring common housing issues
and possible solutions.

Anticipated
Impact: More efficient and cost-effective housing programs (All income
categories)

Responsible
Agency: Housing Division, Community Development Block Grant
Administration, Planning Division

Financing: Continued tax-increment set-aside fund for staff support

Schedule: Ongoing since initiated in 1990

Program 4.9: Non-Profit Corporation (NPC) Support (Continuing Program)

Action: The City continues to support the ability of NPCs to participate in various housing programs which are most effectively addressed by NPCs or in programs which are available only to NPCs.

Anticipated Impact: More effective NPCs and more housing assistance for very-low-income and low-income households.

Responsible Agency: Community Development Commission/Housing Division

Financing: Tax-increment set-aside for staff support.

Schedule: Continuing program since initiated in 1990.

Program 4.10: Ordinance Review (Continuing Program)

Action: The City staff reviews various housing and housing related ordinances for impacts on housing element (low- and moderate-income housing, senior housing, and housing for persons with disabilities). Ordinances could include those related to processing, design review, historic preservation, accessory units, density bonus, parking, and nonconforming uses.

This program also involves further review of City ordinances and policies to explore additional ways to encourage redevelopment/rehabilitation of affordable and market rate multi-family housing in high density zones, "mixed use" housing in the urban core and the development of single family homes for low-, middle-, and high-income households. Incentives could include fee waivers and deferrals, exemptions from review of boards and commissions, and shortened time frames for processing, abandonment of right of way, reprioritization of capital projects, and density rounding.

Anticipated Impact: Removal of governmental constraints (very-low-income and low-income units)

Responsible Agency: Planning and Community Development Commission/Housing Division

Financing: General fund and tax-increment set-aside for staff support.

Schedule: 1. Continued program since 1990
2. Explore program incentives: 2003

COMMUNITY FACILITIES and SERVICES

HUMAN SERVICES



PARKS & RECREATION



LIBRARIES



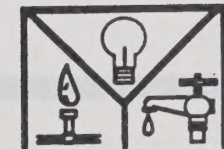
ESCONDIDO CIVIC CENTER



SCHOOLS



UTILITY SYSTEMS PLANS



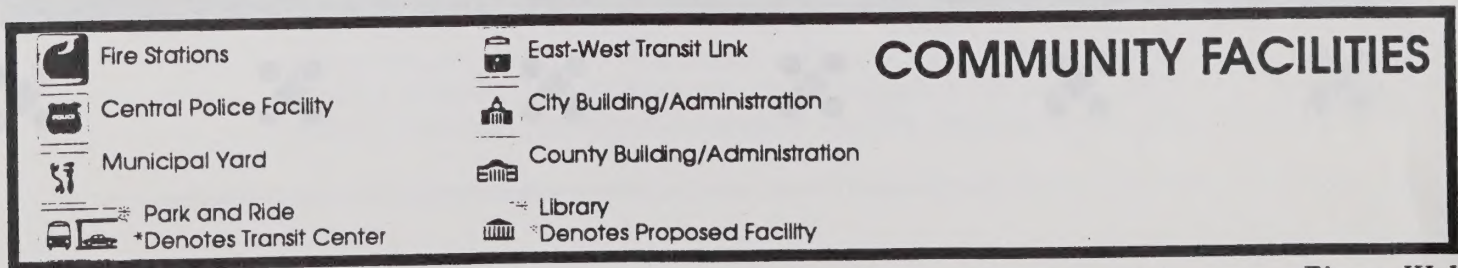
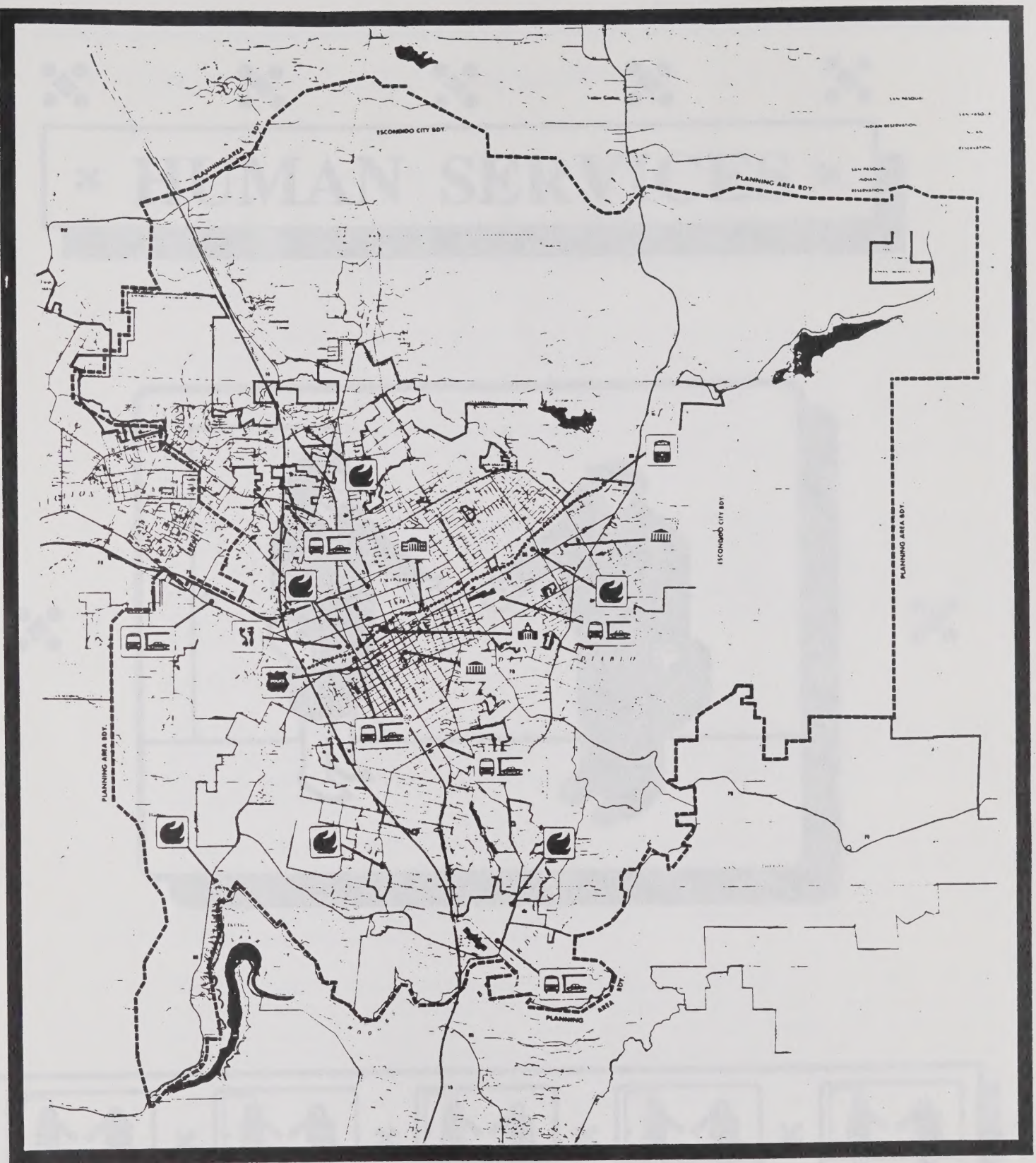
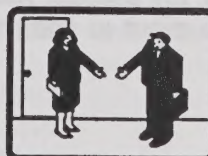
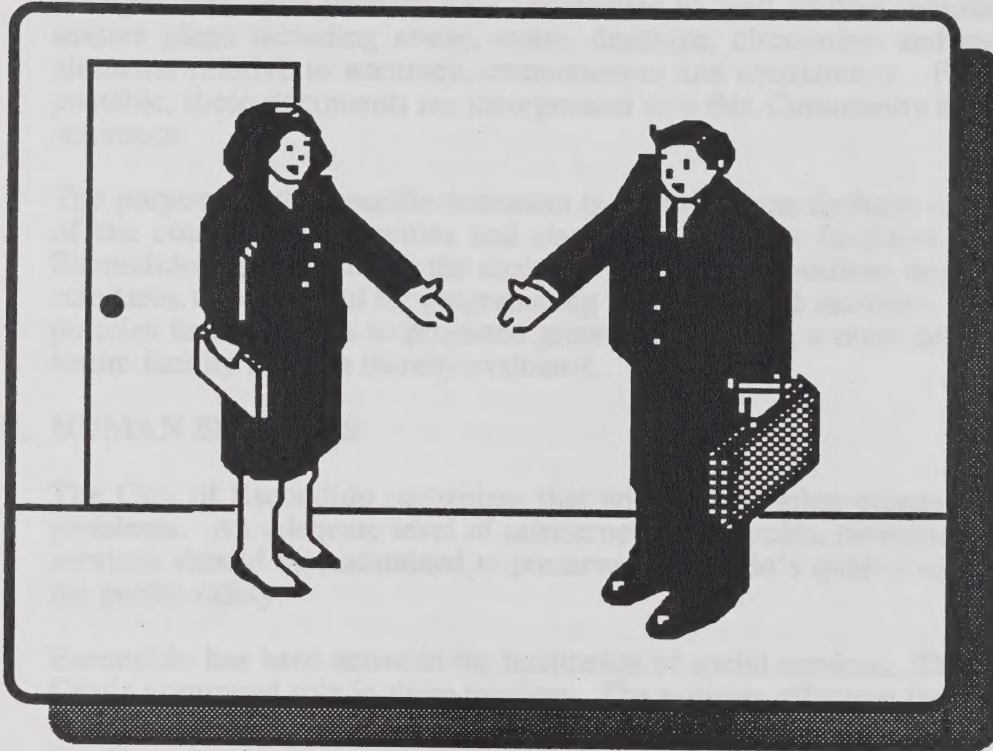


Figure III-1

✧ HUMAN SERVICES ✧



III. COMMUNITY FACILITIES AND SERVICES

A. INTRODUCTION

The purpose of this Community Facilities Element of the General Plan for the City of Escondido, California is to provide overall direction for the provision of adequate public facilities necessary to serve the existing and future developed areas of the City in a coordinated and cost effective manner. It is also intended as a comprehensive information source, containing significant data regarding the status of the City's major capital facilities.

The basic intent of this Community Facilities Element is to provide a comprehensive and current inventory of the City's community facilities. Therefore, this plan element is dependent upon primary field inventories as well as data included within various master plans including sewer, water, drainage, circulation and redevelopment and elements relative to accuracy, completeness and consistency. Further, to the extent possible, these documents are incorporated into this Community Facilities Element by reference.

The purpose of this specific document is to summarize findings of an indepth analysis of the conditions, capacities and status of all public facilities serving the City of Escondido. In addition to the analysis, this element outlines objectives, policies and standards to be utilized for programming primary public facilities. By comparing these policies and standards to projected growth in the City, a more accurate assessment of future facility needs is thereby evaluated.

B. HUMAN SERVICES

The City of Escondido recognizes that with urbanization comes more serious social problems. An adequate level of infrastructure of health, recreational and human care services should be maintained to preserve Escondido's quality of life and provide for the public safety.

Escondido has been active in the facilitation of social services. This section covers the City's continued role in these services. The policies affecting the provision of health, recreation and human care services are intended to respond to social conditions resulting from heavy in-migration; a large proportion of senior citizens, minorities, and school-age children; and homelessness.

These conditions underscore the need for a comprehensive network of public and private, volunteer and professional, services and facilities. This network represents a partnership of schools, City government, service clubs, churches, parents, law enforcement, health care professionals, business groups, foundations, service providers, and the community at large. Escondido has long been known for its many active volunteer groups and recognizes their tremendous importance in maintaining the quality of life in Escondido.

1. Policies Regarding Human Services

Through various federal funding programs, the City and its contracting agencies have been able to support a wide range of human service activities which include and address child care, child abuse, substance abuse, the homeless, senior issues including Mobile Home Outreach, and emergency response. However, faced with federal and state funding uncertainties, the City is placed in the position of taking an

even more proactive role. The City Council refers to a Social Services Master Plan, updated yearly by the Human Care Services Coalition, and has charged the Community Services Commission and departmental staff to analyze, study, and make recommendations concerning programs and funding. The following policies are intended to promote the City's role as a facilitator and coordinator of public and private efforts.

Human Services

Policy B1.1: The City will continue to support programs to meet social needs which are either unserved by other public and private agencies or which the City can deliver in a more efficient and/or economical manner.

Human Services

Policy B1.2: The City will pursue sources of federal, state, regional, and/or private resources to address social problems.

Human Services

Policy B1.3: The City shall encourage the joint use of public facilities for educational, recreational, and cultural activities for youths, adults, and seniors.

Human Services

Policy B1.4: The City shall provide job opportunities for the economically, physically, and socially disadvantaged wherever possible and shall cooperate with other appropriate institutions and agencies who currently provide these opportunities.

2. Policies Regarding Day-Care

The City fully recognizes its role in the development of child care and/or older adult care facilities. Foremost, the City can use its land use authority to ensure that such facilities can be developed within different land uses. The following policies are intended to direct City efforts to promote this service.

Human Services

Policy B2.1: The City shall continue to allow small child care and/or older adult care facilities in all residential zones as a permitted use consistent with state law and local provisions.

Human Services

Policy B2.2: The City shall review all conditional use permit applications for all day-care facilities to ensure that they are conveniently accessible to surrounding residents within the neighborhood. The most desirable locations for child care shall be at schools, near parks, and within master-planned developments. The most desirable locations for older adult care may be in or near community agencies or facilities with older adult services or programs.

Human Services

Policy B2.3: Large day-care facilities shall be permitted in all residential, commercial and professional zoning districts as a conditional use except where permitted by right pursuant to state law or by a

Land Use Area Plan. Child care facilities and/or older adult care facilities shall not be permitted in industrial zones due to potentially hazardous conditions in such area.

**Human Services
Policy B2.4:**

The City shall encourage the development of child care and/or older adult care facilities within residential and commercial land use designations to meet the needs of residents and employees by adopting a program of incentives for developers to provide such facilities. Implementation may include, but is not limited to:

- (a) acceptable use of modular units compatible with surrounding area;
- (b) related fees reduced for residential or commercial projects; and
- (c) staff support and technical assistance which may include:
 - (1) a designated City "specialist" and early review of plans for child care and/or older adult care centers;
 - (2) development of guidelines and a procedural handbook for streamlined permit/review process;
 - (3) ordinance establishing developers' fees or in-kind contributions of land, facilities, information and referral assistance, and/or subsidy vouchers to be used to reduce child-care costs, and reconciliation of child-care licensing requirements with City requirements and standards.
 - (4) development of a marketing/media campaign for residential, business, and commercial and shopping center development to include child or older adult care facilities;
 - (5) staff participation on Community Advisory Board for child-care providers to develop standards and identify sources of funding for child care;

**Human Services
Policy B2.5:**

The City shall support the use of public facilities, schools, churches, and space within other organizations to accommodate child care and/or older adult services by considering reduced applicable fees. A finding that such uses are compatible with the above must be made prior to a reduction in fees.

3. Policies Regarding Older Adult Needs and Services

The City acknowledges that the older adult population of ages 50 and over is increasing faster than other age groups in Escondido. In recognition of the number and diversity of needs, the City shall support, promote, facilitate, and coordinate,

when appropriate, and adequate level of services and programs for health needs, community safety and protection, and community resources for older adults.

Human Services

Policy B3.1: Owners and operators of public, non-profit, and private facilities, particularly those related to health and human services, shall be encouraged to develop or incorporate facilities and services for older adults.

Human Services

Policy B3.2: The City shall address the community safety and personal protection needs of older adults.

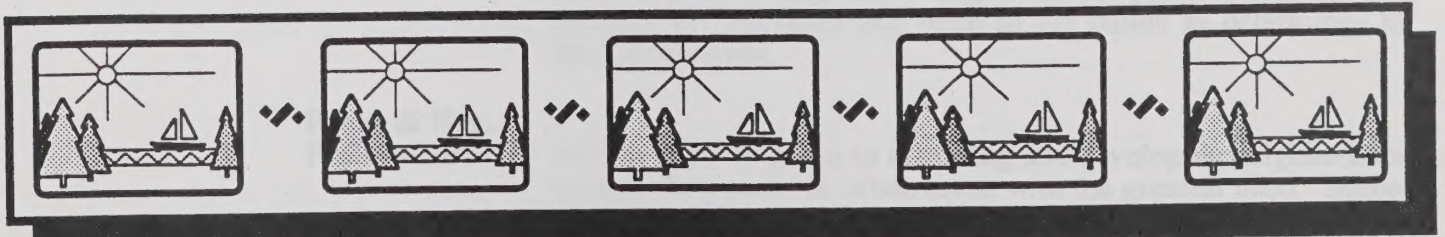
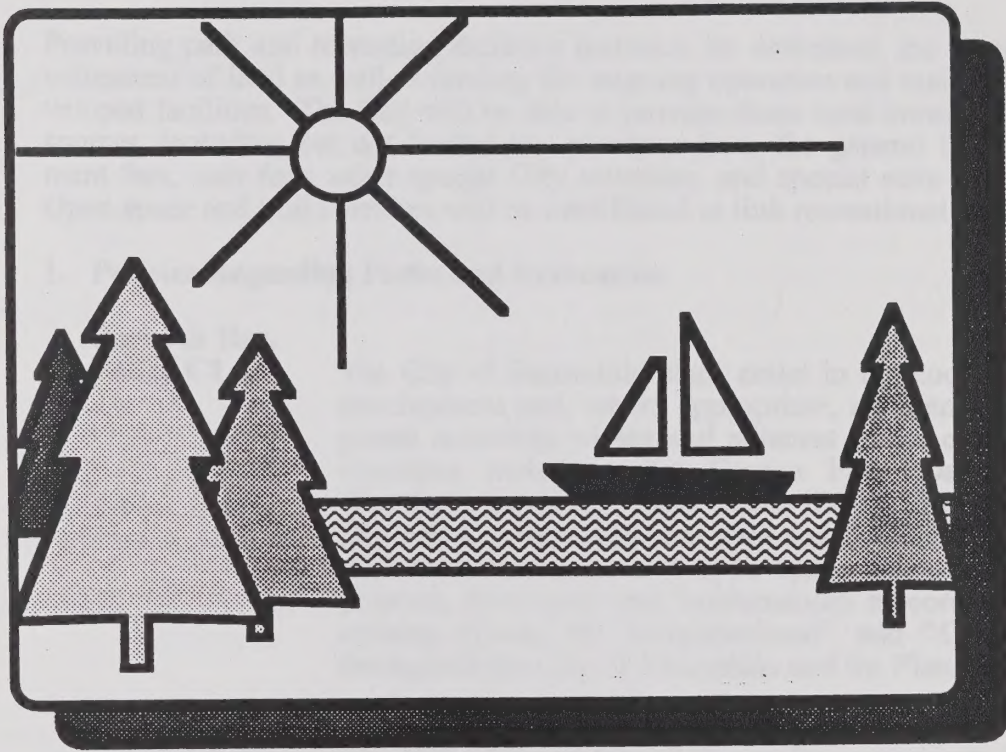
Human Services

Policy B3.3: The City shall assure that information about acquiring or accessing community resources is available. The City shall encourage the use of older adults as volunteer resources and shall form partnerships with other programs that will provide mutually beneficial educational and volunteer opportunities.

Human Services

Policy B3.4: The City shall encourage the coordination and monitoring of the community's progress in identifying and meeting the needs of older adults. The needs of older adults can be based on risk factors such as, but not limited to, living status, income level, health status, ethnicity, and level of mobility.

~ PARKS & RECREATION ~



C. PARKS AND RECREATION

Escondido residents consider park and recreation facilities as significant factors contributing to the overall quality of life within the City. Residents have stated a strong commitment to expanding the City's park and recreation facilities to enrich the quality of life for all citizens of Escondido. By providing constructive leisure opportunities and recreational experiences and programs, the City hopes to contribute to the total health of the individual while meeting the overall needs and desires of the community.

The policies included below are intended to help the City address its commitment to providing adequate park and recreation facilities for all of its residents by setting forth clear and achievable standards for how much park and recreation space should be available, by specifying the overall character of these facilities, and by indicating where within the Planning Area new facilities should be located.

Providing park and recreation facilities includes, by definition, the acquisition and development of land as well as funding the ongoing operation and maintenance of the developed facilities. The City will be able to provide these fund through various revenue sources, including but not limited to: revenues from the general fund, park development fees, user fees, other special City revenues, and special state and federal grants. Open space and trail corridors will be established to link recreational facilities.

1. Policies Regarding Parks and Recreation

Parks & Rec.

Policy C1.1:

The City of Escondido shall assist in the coordinated planning, development and, where appropriate, maintenance of unique regional amenities within and adjacent to the community. These amenities include: Kit Carson Park, Daley Ranch, Lake Wohlford Regional park, Lake Dixon Regional Park, San Dieguito Corridor Regional park and Felicita County Park. This regional recreational and open space amenity system shall be planned, developed and implemented in coordination with the existing system of "Neighborhood" and "Community" parks throughout the City of Escondido and the Planning Area.

Parks & Rec.

Policy C1.2:

The City of Escondido shall provide a minimum of 5.9 acres of developed active "Neighborhood" and "Community" parks in addition to 5.9 acres of passive park land and/or open space for habitat preservation and additional recreational opportunities totaling 11.8 active and passive acres per 1,000 dwelling units. School playground areas may be included as park acreage, provided, however, that neighborhood park amenities and facilities are provided and open to the public as determined by the City Council.

Parks & Rec.

Policy C1.3:

Priority shall be given to acquiring and developing neighborhood (and pocket) parks in urban areas with the greatest need. School playground areas may be included as park acreage provided, however, that neighborhood park amenities and facilities are provided and open to the public.

Parks & Rec.

Policy C1.4:

A master plan of trails shall be adopted in coordination with the County, City of San Diego, City of San Marcos, and San Dieguito River Valley Regional Open Space Park. The master plan will address specific trail alignments, standards, types of trails, signage, implementation strategies and other factors as determined by the City Council.

Parks & Rec.

Policy C1.5:

The City of Escondido shall also undertake a parks acquisition and improvement program to accommodate future growth needs, and shall develop an improvement program for future growth through General Plan buildout.

Parks & Rec.

Policy C1.6:

Sites being considered for development as new active "Community" parks should meet all the following standards:

- (a) The topography and land configuration should be suitable to accommodate the park's proposed uses. A minimum of 65 percent of the park land area should be useable for active recreation areas;
- (b) Sites should have or be able to achieve safe pedestrian and bicycle access;
- (c) Sites should be visible from the street to enhance enjoyment of the park by people driving by and to facilitate security surveillance;
- (d) A minimum site area of fifteen (15) acres is desired;
- (e) Noise and light generated by park use should be mitigated to avoid disturbing adjacent residents;
- (f) Parks should be buffered from adjacent residences through the use of landscaping, berms or other treatments; and
- (g) "Community" Parks should be located in residential neighborhoods with at least one access point on a Collector road or larger street classification. Whenever possible, these facilities should be located adjacent to public schools.

Parks & Rec.

Policy C1.7:

"Community" parks may include, but shall not be limited to, the following activity areas/facilities:

- (a) multi-purpose turf areas;
- (b) play equipment for both pre-school and elementary school age children;

- (c) opportunities for passive recreation;
- (d) bike paths which are linked to a citywide bike trail system;
- (e) off-street parking facilities;
- (f) multi-use court areas and athletic areas; and
- (g) restrooms and/or multi-use recreation buildings.
Specific activity areas/facilities should be planned, in consultation with area residents in order to respond to the recreational needs of the surrounding residents.

**Parks & Rec.
Policy C1.8:**

The City of Escondido shall continue strong support of recreational programs for all age groups.

**Parks & Rec.
Policy C1.9:**

If land purchased for use as a public park is taken for another use, the City shall require that the land be replaced on an acre per acre basis including park facilities so that there is no net loss in total park acreage or facilities. Revenues generated from the sale of the park land shall be used to acquire the replacement park land.

**Parks & Rec.
Policy C1.10:**

“Neighborhood” parks of approximately 2-5 acres should be developed in residential areas where there is insufficient land to accommodate a 15-acre “Community” park. A large majority of this land shall be useable for active recreation. These parks may include but are not limited to, the following activity areas/ facilities:

- (a) multi-purpose turf area;
- (b) play equipment for both pre-school and elementary school age children;
- (c) opportunities for passive recreation;
- (d) restroom facilities; and Neighborhood parks shall be located in residential neighborhoods with at least one access point off a Collector road. Whenever possible, these facilities shall be placed adjacent to public schools. Pocket parks shall include similar facilities and characteristics as neighborhood parks but are smaller than two acres and typically will not include restroom facilities.

**Parks & Rec.
Policy C1.11:**

The City shall endeavor to maintain joint-use agreements with the Escondido school districts which enable the City to use these

facilities for recreational activities for the general public when school is not in session.

**Parks & Rec.
Policy C1.12:**

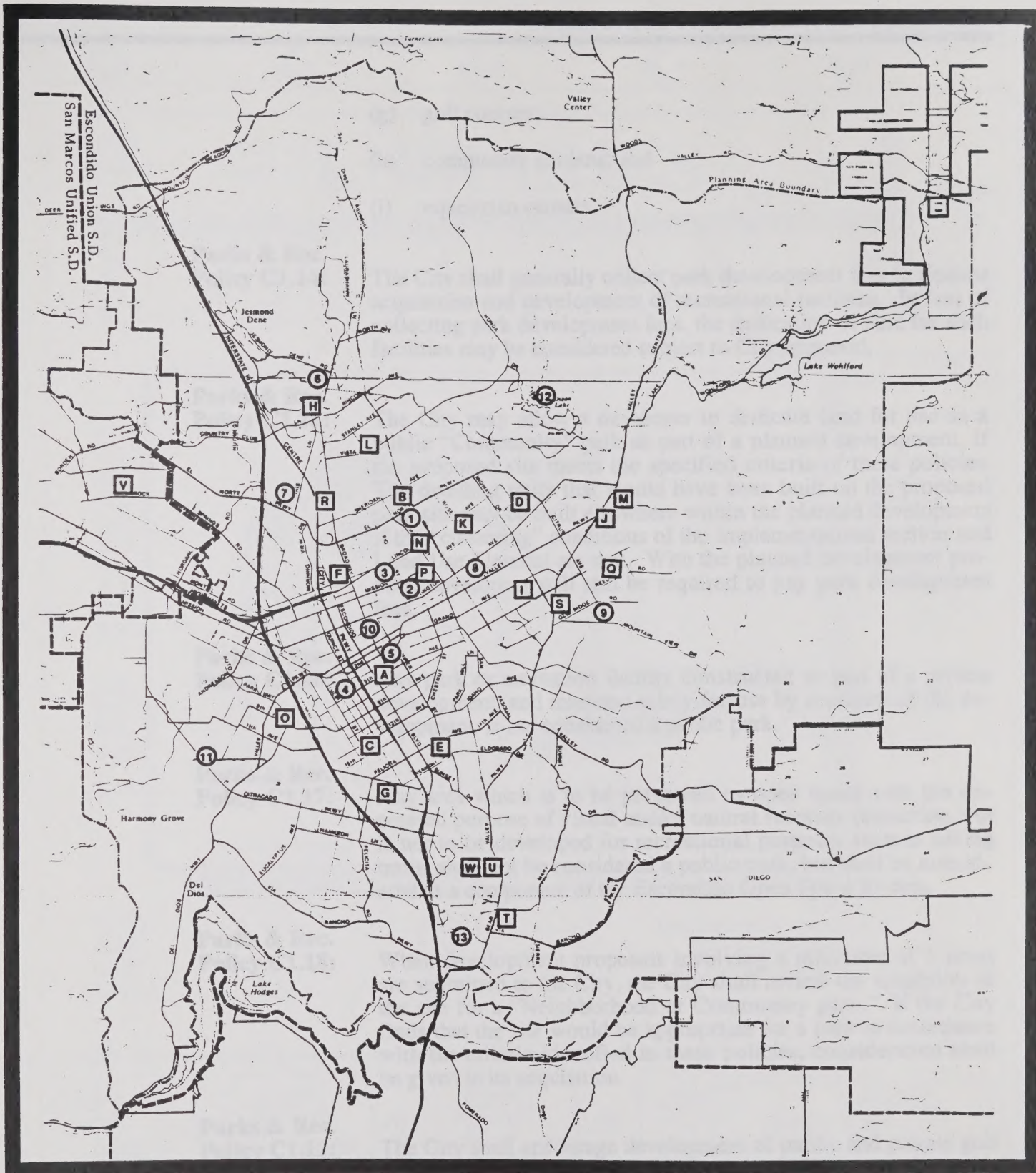
The City's "Regional" parks will continue to provide opportunities for active and passive recreation also offered in Community parks. In addition, they should serve a broader function of protecting significant landforms providing scenic views, preserving wildlife habitat, and offering Escondido residents access to natural areas. Activities offered in "Regional" parks may include many activities found in "Community" parks provided they are compatible with the natural areas of the Regional Parks. They may also include the following:

- (a) nature-hiking trails;
- (b) equestrian centers and trails;
- (c) jogging paths;
- (d) nature interpretive centers;
- (e) areas for rustic tent camping as well as for camping with recreational vehicles;
- (f) wildlife sanctuaries;
- (g) youth camps; and
- (h) retreat centers.

**Parks & Rec.
Policy C1.13:**

The City shall provide a minimum of two (2) community centers and additional Special Service Facilities that serve a single recreational function, the recreational needs of a special population, and/or indoor recreational activities prior to buildout of the General Plan. These facilities should be on or adjacent to "Regional" and/or "Community" parks, existing school sites, or part of a planned "Community Facilities Cluster." Such facilities may include, but are not limited to, the following:

- (a) swimming pools;
- (b) lighted or unlighted athletic facilities;
- (c) community buildings containing, classrooms, meeting rooms, etc.;
- (d) satellite senior citizen centers;
- (e) branch libraries;
- (f) child care centers;



PARK, RECREATION AND SCHOOL FACILITY

- ① Parks (for Reference to Letters see Table III-1)
- School District Boundary
- Ⓐ Schools (for Reference to Numbers see Table III-2)

Figure III-2

- (g) golf courses;
- (h) community gardens; and
- (i) equestrian centers.

**Parks & Rec.
Policy C1.14:**

The City shall generally collect park development fees to finance acquisition and development of recreational facilities. In lieu of collecting park development fees, the dedication of land for such facilities may be considered subject to City approval.

**Parks & Rec.
Policy C1.15:**

The City may allow a developer to dedicate land for use as a public "Community" park as part of a planned development, if the proposed site meets the specified criteria of these policies. The dwelling units that would have been built on the proposed park site may be built elsewhere within the planned development if the "clustering" conditions of the implementations section and Land Use Element are met. With the planned development process, developers will still be required to pay park development fees.

**Parks & Rec.
Policy C1.16:**

Any park or recreation facility constructed as part of a private development, and intended solely for use by residents of the development, is not considered a public park.

**Parks & Rec.
Policy C1.17:**

Any area which is to be preserved as open space with the expressed purpose of visual and/or natural resource protection, but is not to be developed for recreational purposes such as hiking trails, shall not be considered a public park, but shall be considered as a component of the Escondido Open Space System.

**Parks & Rec.
Policy C1.18:**

When development proposals involving a minimum of 5 acres are submitted to the City, the City shall review the suitability of the site for a "Neighborhood or Community park." If the City finds that the site would be appropriate for a park in accordance with the criteria identified in these policies, consideration shall be given to its acquisition.

**Parks & Rec.
Policy C1.19:**

The City shall encourage development of public and private golf courses. These facilities can be developed in conjunction with large scale residential developments employing clustering techniques.

Table III-1: Public Parks

	<i>Developed Acreage</i>	<i>Undeveloped Acreage</i>	<i>Total Acreage</i>
NEIGHBORHOOD PARKS			
1. El Norte	2.5	—	2.5
2. Elmwood	1.1	—	1.1
3. Youth Activity	2.5	—	2.5
4. Westside	2.3	—	2.3
5. Rock Springs	—	4.0	4.0
TOTAL	8.4	4.0	12.4
COMMUNITY CENTERS			
Mathes Community Center			
COMMUNITY PARKS			
6. Jesmond Dene	9.5	31.8	41.3
7. Rod McLeod	18.0	—	18.0
8. Washington	11.0	—	11.0
9. Mountain View*	—	23.0	23.0
10. Grape Day	23.5	—	23.5
11. Avenida Del Diablo	—	12.0	12.0
12. Dixon Lake/Picnic Area	8.0	—	8.0
13. Kit Carson Active Rec Area	100.0	—	100.0
14. Eagle Crest	—	32.0	32.0
TOTAL	170.0	98.8	268.8
SCHOOL PLAYGROUND*+			
15. Elementary Schools (12)	60.0	—	60.0
16. Middle Schools (3)	30.0	—	30.0
17. High Schools (3)	30.0	—	30.0
TOTAL	120.0	0.0	120.0
TOTAL NEIGHBORHOOD, COMMUNITY AND SCHOOL PLAYGROUND ACREAGE	298.4	102.8	401.2
REQUIRED PARK ACREAGE @ 2.78 ac/1,000 people** = 289.7 acres developed Neighborhood and Community Park Space			
REGIONAL PARKS			
18. Lake Wohlford (wilderness area)	1,050.0	—	1,050.0
19. Dixon Lake (wilderness area)	505.0	—	505.0
20. Kit Carson (wilderness area)	100.0*	95.0	195.0
TOTAL	1,655.0	95.0	1,750.0
POCKET PARKS			
21. Felicita Ave/Escondido Blvd		.16	.16
CITY OWNED OPEN SPACE			
22. Palos Vista			62.5
23. Reidy Creek/Hwy 78			20.0
24. Valley Center Rd Watershed			560.0
25. Various Misc/Utility Areas			45.0
TOTAL			687.5

Note: Park numbers refer to Figure III-1.

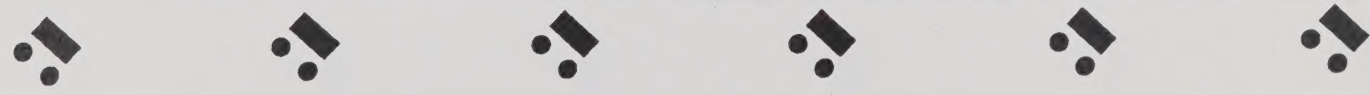
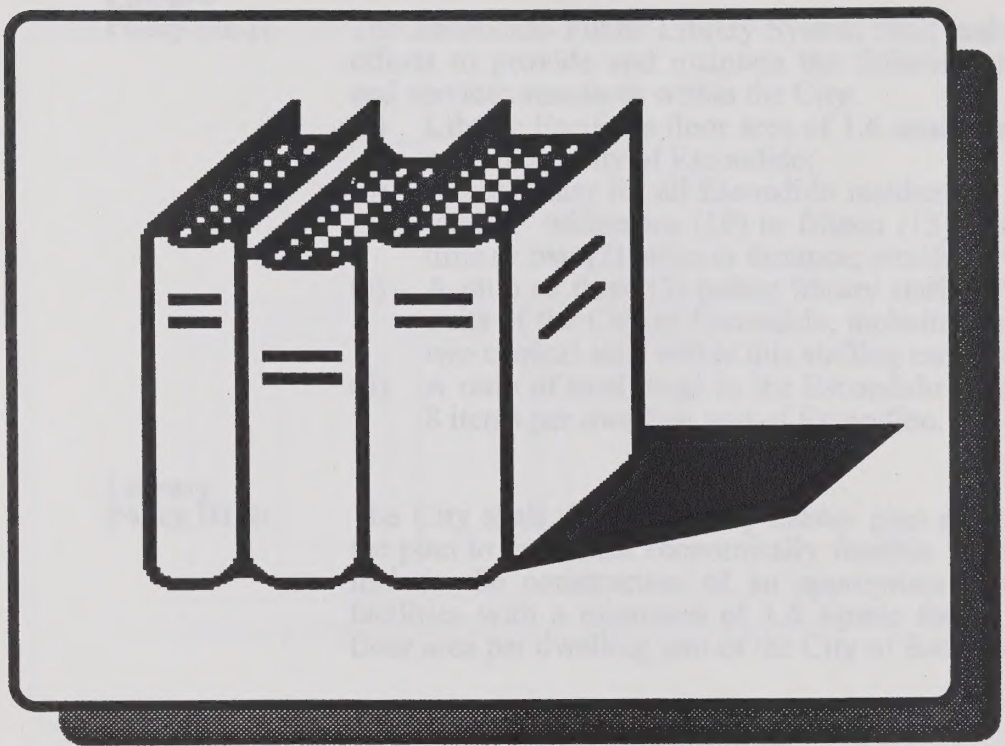
*+ The Quality of Life Standards allow school playground acreage be included as park acreage, provided that neighborhood park amenities are available on the grounds for public use.

** Based on 1990 Department of Finance population estimate of 104,213.

* 11 acres to be developed by September 1990



LIBRARIES



D. LIBRARIES**1. Policies Regarding Libraries**

Escondido is served by the centrally located Escondido Public Library, which offers library services, microfilm, movies, video tapes, community programs, and meeting rooms. This facility has markedly enhanced library, cultural, and education services in Escondido. Proposed improvements are geared towards expanding collection stock and staffing, providing additional parking, and automating procedures for loaning library materials. Over the next 20 years, the City should consider options to provide auxiliary services, such as branch libraries and other library programs.

Library**Policy D1.1:**

The Escondido Public Library System shall make all reasonable efforts to provide and maintain the following library facilities and services standards within the City:

- (a) Library Facilities floor area of 1.6 square feet per dwelling unit of the City of Escondido;
- (b) Accessibility for all Escondido residents to a public library facility within ten (10) to fifteen (15) minutes in driving time or two (2) miles in distance; whichever is greater;
- (c) A ratio of three (3) public library staff per 2,300 dwelling units of the City of Escondido, including one librarian plus two clerical staff within this staffing ratio; and,
- (d) A ratio of total items in the Escondido library inventory of 8 items per dwelling unit of Escondido.

Library**Policy D1.2:**

The City shall adopt a library master plan and shall implement the plan to the extent economically feasible. This program shall include the construction of an appropriate number of library facilities with a minimum of 1.6 square feet of library facility floor area per dwelling unit of the City of Escondido.

Library**Policy D1.3:**

The City shall continue to concentrate its resources on improving and maintaining adequate staffing, inventory of items and volumes, and community library services and programs for all residents of Escondido. These factors should be thoroughly reviewed every three (3) years according to the previously stated facilities and service standards.

Library**Policy D1.4:**

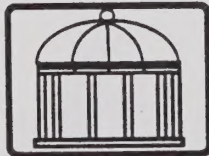
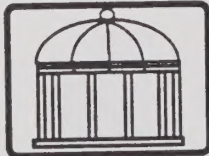
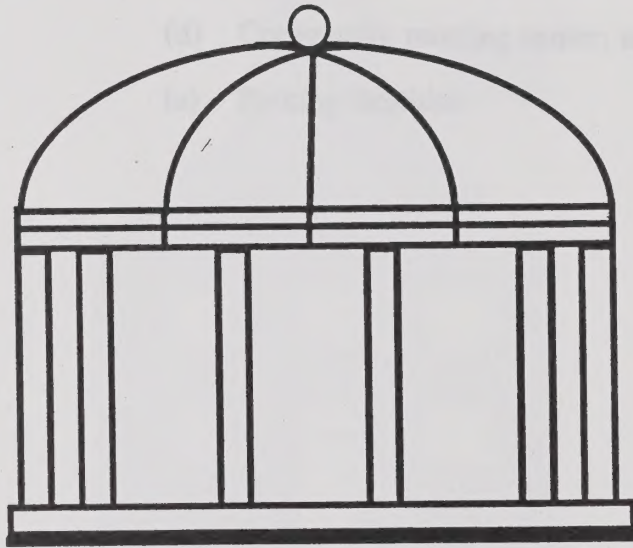
Future libraries shall be conveniently accessible to pedestrians, automobiles, and public transit. Locations where large numbers of potential users gather should be considered desirable sites. If possible, these facilities should be combined with other public facilities, parks, shopping centers, or other activity centers in order to encourage the "Community Facilities Cluster" concept.

Library

Policy D1.5:

Library programs shall be available to all members of the community and should include services for those who cannot conveniently access a library.

ESCONDIDO CIVIC CENTER



E. ESCONDIDO CIVIC CENTER

6. Policies Regarding Escondido Civic Center

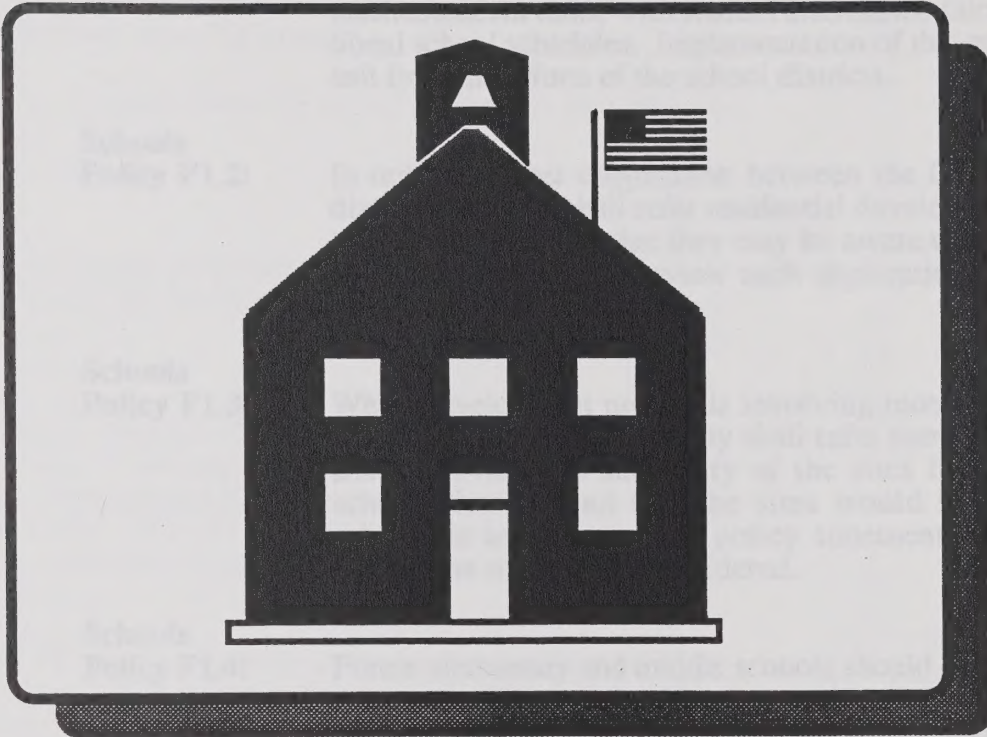
**Civic Center
Policy E1.1:**

The City of Escondido shall construct the planned Civic/Cultural Center as future phases of the overall Civic Center Complex, consistent with the provisions of the facility master plan. This will include, but not be limited to:

- (a) Lyric Theatre;
- (b) Community Theatre;
- (c) Art galleries and visual arts center;
- (d) Community meeting center, and
- (e) Parking facilities.



SCHOOLS



F. SCHOOLS

1. Policies Regarding Schools

Presently, virtually all elementary and high schools in Escondido are at or over their core capacity. Schools within the Escondido Planning Area are identified in Figure III-2 and Table III-2. In order to enhance communication between the City and the school districts, and to recognize the critical need for educational space as new development occurs, the following policies are presented.

Schools

Policy F1.1:

The City of Escondido shall work directly with the appropriate School Districts in order that the community shall have sufficient teacher/student ratios with student attendance calculated on traditional school schedules. Implementation of this standard shall result from the efforts of the school districts.

Schools

Policy F1.2:

In order to foster cooperation between the City and the school districts, the City shall refer residential development applications to school districts so that they may be aware of potential changes in enrollment and can review such applications in light of their long-range master plans.

Schools

Policy F1.3:

When development proposals involving more than 10 acres are submitted to the City, the City shall refer them to the school district to review the suitability of the sites for schools. If the school districts find that the sites would be appropriate for schools in accordance with policy statements, opportunities to reserve the site shall be considered.

Schools

Policy F1.4:

Future elementary and middle schools should be centrally located within or adjacent to residential neighborhoods. Preferred sites should be (as recommendations to the school districts):

- (a) relatively level, preferably less than 10 percent slope, and involve minimal grading;
- (b) ideally outside the 100 year floodplain. In all cases, school buildings should be sited outside the 100 year floodplain;
- (c) 400 feet beyond high voltage power transmission lines;
- (d) located to minimize the number of students who will have to cross a major road to reach it;
- (e) located to have direct access to an existing or planned Collector or Local Collector street, as well as direct or indirect access to a second road; but not on a Major Road or Prime Arterial.

- (f) conveniently and safely accessible by pedestrians and bicyclists. Future high schools should be located on relatively level terrain and avoid hazards. Access should be provided directly onto a Collector street as well as directly or indirectly to a secondary road. Sites should not be limited to residential areas and may be acceptable in commercial areas, depending on access, noise, safety and other considerations. Nonresidential sites should be considered especially for continuation schools.

Schools

Policy F1.5:

Land for new school facilities shall accommodate the following minimum space requirements:

- (a) Elementary schools—10 acres (12 acres desired);
- (b) Middle schools—20 acres (25 acres desired);
- (c) High schools—50 acres.

Schools

Policy F1.6:

The school districts and the City shall give priority to school sites that have the potential for acquisition and for joint development for schools and parks.

Schools

Policy F1.7:

The City shall actively involve the School Districts in the General Plan updating and revision process in order to provide guidance to the Districts in the overall management, phasing, and sequencing of residential growth in the City, which will be impacted by the construction of new school facilities.

Schools

Policy F1.8:

The City of Escondido shall continue to monitor the master planning efforts of each School District within the community in order to provide consistent and accurate guidance in demographic baseline and forecasting information.

Schools

Policy F1.9:

The concept of joint Park-School sites shall be strongly encouraged by the City of Escondido, including the provision of open space/trail linkages between school-park sites and residential neighborhoods as a means to implement joint use of playground equipment and ballfields.

Table III-2
Public Schools
 For reference to school sites, see Table III-1

<i>School</i>	<i>Grades</i>	<i>Year Constructed</i>	<i>Core Capacity¹</i>	<i>1989 Existing Enrollment</i>
ESCONDIDO UNION SCHOOL DISTRICT				
A Central	K-5	1938	630	782
B Conway	K-5	1966	720	872
C Felicita	K-5	1951	720	730
D Glenview	K-5	1962	720	755
E Juniper	K-5	1959	720	556
F Lincoln	K-5	1943	720	976
G Miller	K-5	1969	720	597
H North Broadway	K-5	1987	720	769
I Oak Hill	K-5	1963	720	828
J Orange Glen	K-5	1949	720	689
K Rose	K-5	1961	720	793
L Rincon ²	K-7	1987	720	893
M Nicolaysen Ctr.	Special		96	57
N Opportunity Sch. ³			60	5
O Del Dios M.S.	6-8	1962	1,200	1,114
P Grant M.S.	6-8	1954	1,200	1,171
Q Hidden Valley M.S.	6-8	1974	1,200	1,294
W L.R. Green Elem. ⁴	K-6	1990	630	680
ESCONDIDO UNION HIGH SCHOOL DISTRICT				
R Escondido		1954	1,526 ⁵	1,646
S Orange Glen		1963	1,899	2,229
T San Pasqual		1972	1,557	1,677
U Valley		1976		420
SAN MARCOS UNIFIED SCHOOL DISTRICT				
V Woodland Park	K-6			

¹ Source: School Board Action Fall 1988 (includes temporary and permanent classrooms)

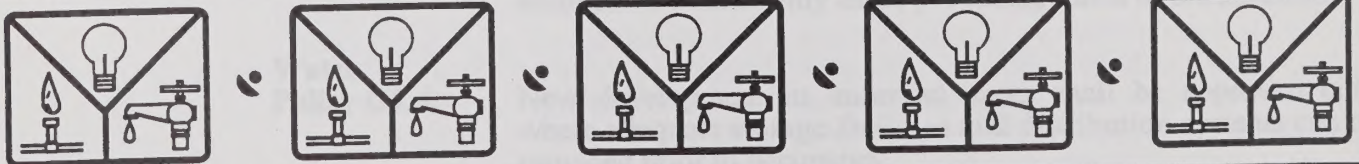
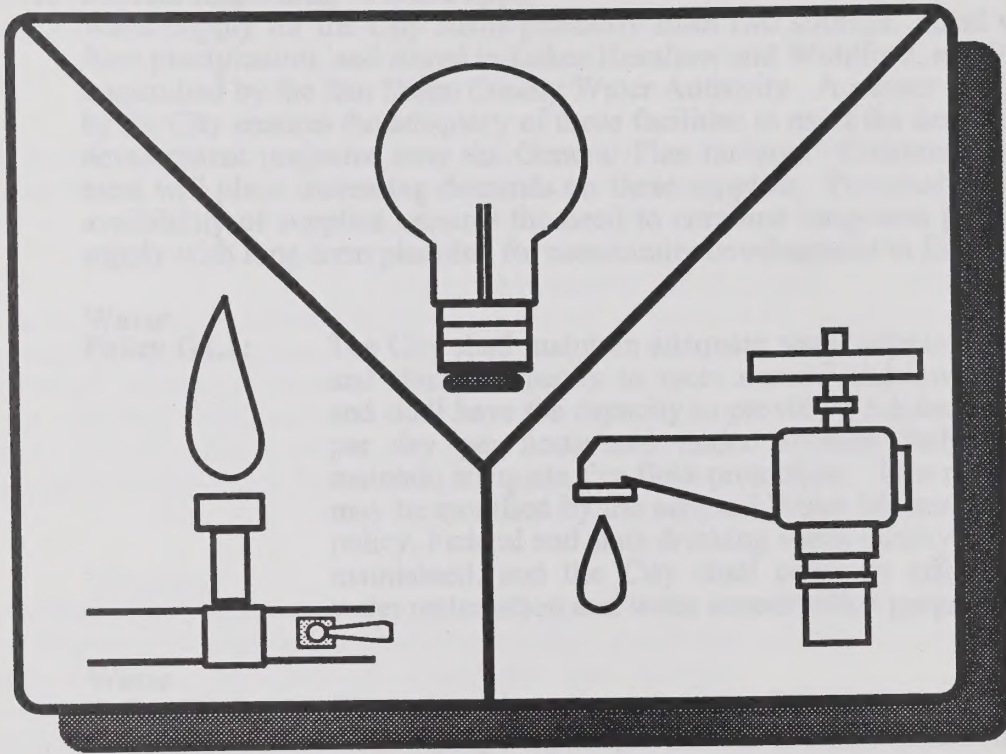
² Scheduled for expansion from K-7 to K-8 September 1990.

³ Opportunity School; Preschool enrollment: 206, Independent Study: 111

⁴ Scheduled for expansion to K-7 September 1990 and to K-8 September 1991.

⁵ Capacities for High Schools are determined by permanent classroom space only.
 All High Schools have temporary classrooms to accomodate enrollments.

UTILITY SYSTEMS PLANS



G. UTILITIES

Utilities include essential services such as water supply, wastewater collection and treatment, and storm drainage. Each of these utilities is critical to achieving and sustaining urban development. The provisions of such services must occur concurrent with development. As is stated in the Growth Management Element, public facilities must be identified for each subarea of the City prior to development. Consequently, the planning for these utilities can be a powerful factor in affecting the shape and direction of development in Escondido. The policies found in this section are intended to ensure that these essential services are planned in a coordinated manner with future land use patterns and intensities, the Growth Management Element, and the remainder of this General Plan.

1. Policies Regarding Water Supply

Water supply for the City stems primarily from two sources: local water, derived from precipitation, and stored in Lakes Henshaw and Wohlford, and imported water transmitted by the San Diego County Water Authority. A master plan, administered by the City ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Continued urban development will place increasing demands on these supplies. Potential limitations on the availability of supplies requires the need to combine long-term planning for water supply with long-term planning for community development in Escondido.

Water

Policy G1.1:

The City shall maintain adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 600 gallons per day per household under average daily conditions and maintain adequate fire flow protection. This minimum standard may be modified by the adopted Water Master Plan. Within this policy, Federal and state drinking water quality standards shall be maintained, and the City shall continue efforts to implement water reclamation and water conservation programs.

Water

Policy G1.2:

Throughout the community, the City shall systematically expand water storage capacities and service line distribution systems to keep pace with growth projections of the adopted General Plan.

Water

Policy G1.3:

Water supply and distribution facilities shall be funded by the Water Enterprise Fund. This fund shall segregate revenues and expenses into "Existing User" and "New Construction" accounts. Construction Funds shall be used within these accounts to benefit only those providing funds to the accounts.

Water

Policy G1.4:

New development in unserved areas shall be approved only where adequate storage facilities and distribution systems can be provided prior to occupancy.

Water

Policy G1.5: The water supply and distribution system shall be designed to allow for development of each service area at the intensity proposed by the Land Use Element of the General Plan.

Water

Policy G1.6: Costs of improvements which are necessary to serve new development, such as extension of lines, pump facilities, storage facilities, and upgrades in the line capacity, shall be financed by the developer. Reimbursement for oversize water lines shall be provided from the funds receiving the benefits. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance improvements; however, existing residents shall not have to pay for improvements necessitated only by new development.

Water

Policy G1.7: The City's shall encourage water conservation and reclamation techniques and programs and shall educate the community about the importance of these efforts.

2. Policies Regarding Sewer Systems

Escondido's wastewater is treated at the Hale Avenue wastewater treatment plant, conveyed over land, and discharged through an ocean outfall. A Master Plan, administered by the City, ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Significantly, the availability of sewer service distinguishes between urban development and rural development. Thus, the extension of services and the availability of capacity will influence how much and where Escondido grows.

Sewer

Policy G2.1: The City sewer system shall have adequate trunkline, pumping facilities, outfall capacities, and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity able to treat a current minimum of 250 gallons per day for each residence on said system in urban areas, which may be updated from time to time in the adopted Sewer Master Plan.

Sewer

Policy G2.2: Based upon current system master planning, the City shall systematically expand the treatment capacity in order to serve the projected buildout population.

Sewer

Policy G2.3: All new housing in the City of Escondido shall pay a "per-unit" sewer connection charge.

Sewer

Policy G2.4: The sanitary sewer system shall be designed to allow for full development of each service area at the intensity proposed by the Land Use element of the General Plan.

Sewer**Policy G2.5:**

Costs of improvements which are necessary to serve new development, such as extensions of service and pump facilities and treatment facilities, shall be financed by the developer. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance certain improvements; however, existing residents shall not be required to pay for improvements necessitated only by new development.

3. Policies Regarding Storm-Water Drainage

Collecting and conveying storm water from developed areas and for areas projected for development is essential to protecting lives and property. As such, the policies contained in this section are closely related to the policies found under "Flood Hazards."

Drainage**Policy G3.1:**

The Master Drainage Plan for the City of Escondido shall establish standards for Planning Area drainage. Within each basin studied the Plan, the City shall plan drainage improvements adequate to handle runoff when the drainage basin is fully developed to the intensity proposed by the Land Use element of the General Plan.

Drainage**Policy G3.2:**

The City shall periodically update Drainage Fees on a per gross acre basis for subdivided and developed land in order to incrementally adjust for inflation, construction cost trends and changes in land development intensities and timing.

Drainage**Policy G3.3:**

Acreage Drainage Fees shall be levied City-wide or by drainage basin as appropriate to finance drainage improvements.

Drainage**Policy G3.4:**

The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year floodplain shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For areas that currently are developed, these same measures and standards shall be applied if substantial improvements or upgrades are sought.

Drainage**Policy G3.5:**

To the degree that it is economically feasible and consistent with sound engineering practices the City shall discourage disruption of the natural landform and encourage the maximum use of natural drainageways in new development. Nonstructural flood protection methods, which avoid major construction programs, such as channels, and favor vegetative measures to protect and stabilize land areas, should be considered as an alternative to constructing concrete channels. In this regard, the City shall establish grading standards which control surface runoff associated with new development while preserving natural resources.

Drainage

Policy G3.6:

Prior to approval of a development application, the City shall determine that there is adequate downstream stormwater drainage capacity to accommodate any additional runoff created by the development within the project's drainage basin.

Drainage

Policy G3.7:

The City shall locate and/or design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities.

Drainage

Policy G3.8:

Flood control channels and storm drains shall be maintained through periodic dredging, repair, desilting, and clearing to prevent any loss in effective use.

Drainage

Policy G3.9:

The City shall require sufficient screening, fencing, landscaping, open space setbacks or other permanent mitigation or buffering measures between drainageway corridors and adjacent and surrounding land uses. The employed measures shall be of sufficient scope to minimize, to the maximum extent possible, negative impacts to adjacent surrounding land uses from the particular drainageway corridor.

Drainage

Policy G3.10:

The City of Escondido shall attempt to integrate required drainageway planning efforts with linear open space amenities and trail corridors throughout the community, while addressing the issues of life safety, attractive nuisances and long term maintenance responsibility and costs.

4. Policies Regarding the Municipal Facilities Yard

Facilities

Policy G4.1:

The City of Escondido shall maintain adequate City's Public Works Maintenance Facilities to accommodate the future growth needs of the Community to buildout.

5. Policies Regarding Solid Waste Disposal

There are no solid waste disposal facilities in Escondido. The City's refuse is disposed of in the San Marcos dump, which is expected to close in the near future. As a new regional facility to serve the North County is needed, it is critical that the City continue to participate in and support efforts to locate and develop a facility as soon as possible.

**Waste Disposal
Policy G5.1:**

The City shall continue to support efforts to maintain adequate facilities for solid waste disposal.

**Waste Disposal
Policy G5.2:**

The City shall support feasible recycling of waste materials in the City. Small collection facilities shall be permitted in commercial and industrial areas, provided adverse circulation, parking, and visual impacts can be mitigated. A plan for recycling in the City shall be prepared and submitted to the City Council.

**Waste Disposal
Policy G5.3:**

Sites for transfer stations, where garbage collected from individual collection routes are transferred into larger trucks for disposal, should be permitted within areas designated for General Industrial, provided circulation, visual, and noise impacts do not adversely affect adjacent uses.

H. POLICE AND FIRE FACILITIES

Policies regarding police and fire facilities and services are located in the Community Protection chapter and are incorporated by reference in the Community Facilities and Services chapter.

I. CIRCULATION/TRANSPORTATION

Policies regarding circulation and transportation are located in the Circulation Element within the Land Use chapter and are incorporated by reference in the Community Facilities and Services chapter.

COMMUNITY PROTECTION and SAFETY

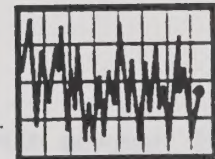
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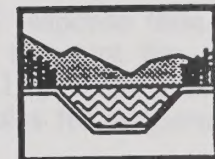
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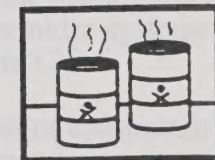
SOILS & SEISMIC SAFETY



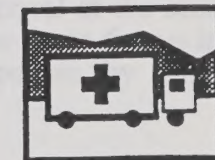
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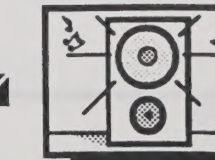
HAZARDOUS MATERIAL



EMERGENCY SERVICES



NOISE



IV. COMMUNITY PROTECTION AND SAFETY

A. INTRODUCTION

Community protection and safety are essential community services. The thrust of both police and fire departments is on prevention of hazardous situations. The policies presented here support this philosophy by recommending facility locations that minimize response times and by proposing physical design guidelines and standards to enhance safety and emergency vehicle access. Additional policies related to emergency preparedness and catastrophic events, such as earthquakes, major floods, hazardous materials and emergency services are addressed in this chapter also.

B. FIRE PROTECTION

The mission of the Escondido Fire Department is to protect the health, safety, and welfare of the Escondido community. This is accomplished by identifying and mitigating hazards and by preparing for, responding to, resolving, and recovering from emergencies. The fire department is the City's lead agency for dealing with natural disasters such as earthquakes, floods, and storms, and for other emergencies related to fire, explosion, hazardous materials, rescue, and medical problems. The following policies are intended to provide general guidelines for the delivery of services by the fire department.

1. Policies Regarding Fire Protection

Fire

Policy B1.1:

The City of Escondido shall strive to provide adequate Fire Department facilities through the achievement of the following facilities and services standards:

- (a) In urbanized areas of the City, an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) calls and a maximum response time of ten (10) minutes for supporting companies
- (b) For outlying areas beyond a five (5) minute travel time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief.
- (c) Travel time is the elapsed time from a verbal or computerized acknowledgment of the dispatch by the responding unit at the moment of departure from the station to its arrival at the scene. Response time is the elapsed time from receiving a call for service to the responding unit's arrival at the scene. The Fire Department intends to meet these times for no less than 90 percent of all emergency responses by engine companies.

- Fire
Policy B1.2:** Implementation of a proposed Emergency Vehicle Traffic Signal Activation System shall be maintained and enhanced in order to improve fire station service area coverage in conjunction with planned improvements to the City's major thoroughfare system.
- Fire
Policy B1.3:** The City shall strive to maintain the current maximum fire flow limit of 2,500 net gallons per minute in relation to structure size, design, and requirements for construction and/or built-in fire protection.
- Fire
Policy B1.4:** Mutual Aid and Automatic Aid Agreements with other jurisdictions shall be utilized in order to supplement fire station service area coverage and response times to all portions of the City of Escondido.
- Fire
Policy B1.5:** Close coordination shall be maintained between planned improvements to the Circulation System within the City of Escondido and the location of future fire stations, in order to assure adequate levels of service and response times to all areas of the community.
- Fire
Policy B1.6:** To the extent economically feasible, the City of Escondido shall undertake a systematic capital improvements program for Fire Department Facilities to ensure that a minimum total of seven (7) fire stations each staffed with an engine company be in place prior to General Plan buildout. Future fire stations shall be sized and staffed with facilities, services and equipment to meet current and anticipated needs including, but not limited to, engine and truck units and crews and Advanced Life Support (ALS) staff.
- Fire
Policy B1.7:** Future fire station sites and facilities shall be closely coordinated with existing and planned public parks, libraries, police substations and other activity centers in order to encourage implementation of the "Community Facilities Cluster" concept.

Table IV - 1
Fire Protection Standards

Needed Fire Flow in Gallons per Minute (gpm)	Equipment/ Staff (b)	Response Times for Emergency Resources (d)						Totals
		5(c) min.	7 min	10 min.	15 min.	20 min.	30 min.	
500	Engine	●				●		2
	Paramedic Unit			●				1
	Truck/Brush					●		1
	Duty Chief				●			1
750	Engine	●		●				2
	Paramedic Unit			●				1
	Truck/Brush			●				1
	Duty Chief				●			1
1,000	Engine	●		●		●●		4
	Paramedic Unit			●				1
	Truck/Brush			●			●	2
	Duty Chief				●			1
1,500	Engine	●	●		●	●●		5
	Paramedic Unit	●						1
	Truck/Brush			●			●	2
	Duty Chief				●			1
2,000	Engine	●	●		●●	●●		6
	Paramedic Unit	●		●				1
	Truck/Brush						●	2
	Duty Chief				●	●		2
2,500	Engine	●	●		●●	●●		6
	Paramedic Unit	●				●		2
	Truck/Brush			●			●	2
	Duty Chief				●	●		2

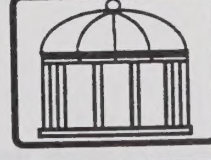
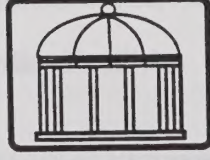
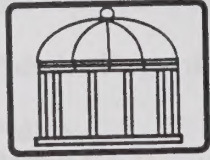
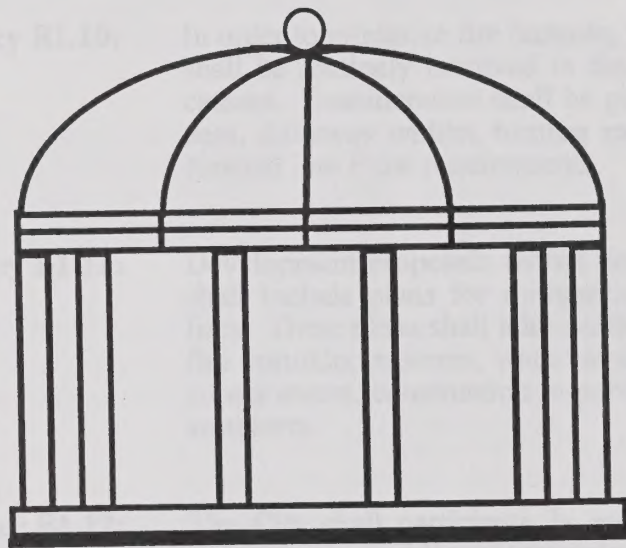
- (a) The standards contained in this table may be periodically revised by the Fire Department.
- (b) Staffing standards per equipment and/or position: Engine = 3 Truck/Brush = 3
 Paramedic Unit = 2 Duty Chief = 1
- (c) All habitable structures located more than three miles travel-distance or a five minute response time from a City of Escondido fire station must be protected by a life-safety automatic fire sprinkler system.
- (d) Fire Department response to structures protected by automatic fire extinguishing systems may be altered as determined by the Fire Chief.



LIMITATIONS TO URBAN DEVELOPMENT (Soils & Fire Hazards)

Figure IV-1

ESCONDIDO CIVIC CENTER



**Fire
Policy B1.8:** The City shall maintain a high standard for the delivery of fire protection, including a commitment to the use of state-of-the-art equipment and management techniques.

**Fire
Policy B1.9:** The City shall formally adopt the concept of Needed Fire Flow to plan its fire suppression operations. (Needed Fire Flow is the water flow rate needed to control a fire in a building or structure. Factors determining the Needed Fire Flow are size of the building or structure, type of construction according to the Uniform Building Code, use or occupancy of the building or structure, and proximity to property lines, other structures and/or hazards.)

**Fire
Policy B1.10:** In order to minimize fire hazards, the Escondido Fire Department shall be routinely involved in the review of development applications. Consideration shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire Flow requirements.

**Fire
Policy B1.11:** Development proposals within designated high fire hazard areas shall include plans for mitigation of potential grass and brush fires. These plans shall address the need for life safety automatic fire sprinkler systems, water availability, secondary emergency access routes, construction requirements, and landscaping around structures.

**Fire
Policy B1.12:** The City shall participate in mutual aid agreements when appropriate to provide and maintain adequate fire protection for the City.

C. POLICE FACILITIES

A primary goal of the City's police department is to maintain a sense of personal safety and security. While maintaining law and order, the police department is also active in sponsoring and participating in community involvement programs. Demographic and economic conditions will have tremendous influence on the demand for police services. A growing elderly population, additional recreational facilities, increased traffic volumes, expanded city limits, and new businesses all increase the importance of maintaining and supporting law enforcement services.

1. Policies Regarding Police Facilities

**Police
Policy C1.1:** The City of Escondido shall strive to systematically correct existing organizational, personnel and facilities deficiencies which may be identified within an ongoing management analysis of the Police Department, with emphasis on appropriate staffing increases and improvements in productivity.

Police

Policy C1.2: The City of Escondido Police Department will provide a problem-solving approach to police services. Working in sector teams, officers will use community-based methods of problem solving. Supervisors will be held accountable for showing progress toward solutions through project tracking reports.

Police

Policy C1.3: The Police Department will be adjusting personnel resources, allocating personnel in varying job capabilities according to citizen needs. The Department will track response times for emergency calls to make sure they are acceptable for providing the necessary police services when and where appropriate.

Police

Policy C1.4: The City shall strive to provide sworn staff in sufficient numbers to support basic patrol services consistent with patterns observed in progressive departments serving cities in the population range comparable to Escondido at buildout.

Police

Policy C1.5: The City shall strive to provide civilian staff in sufficient numbers to support sworn staff and to support continuing civilianization of services such as crime prevention, investigative support, crime scene investigation, and taking reports at incident scenes.

Police

Policy C1.6: The City shall authorize sufficient staff positions to ensure that there are enough filled positions to meet service level and service delivery targets including provision for staff turnover and position vacancies.

Police

Policy C1.7: In order to minimize opportunities for crimes to occur, Police Personnel shall be routinely involved in the review of new development applications as they relate to street access and safety. In particular, the City should review development applications with an intent to incorporate concepts of defensible space into the project. These concepts stress the importance of physical design and surveillance as techniques to deter crime. The structure's size, number of entrances, orientation of parking, etc., and the physical features of the project such as landscaping and lighting, can have an immense effect on people's perceptions about the use, access, and safety of their environments. Guidelines including, but not limited to the following should be used to evaluate the security of proposed development:

- (a) All common and private spaces should be well-defined, utilizing physical design features, such as building enclosures, landscaping, screens and walls, vegetation, paving, grade separation, lighting, fencing, gates, and doors.
- (b) Entrances to a site and to buildings should be clearly identified; conversely, where access is not desirable, a formal or

symbolic barrier should exist and amply opportunities for informal surveillance should be available.

- (c) Common spaces, such as parking lots or plazas, should be open, visually unobstructed, and well-lit.

Police

Policy C1.8:

The City shall remain active in crime prevention by working with human care agencies, recreational agencies, educational services and community groups to:

- (a) reduce victimization;
- (b) encourage recreational opportunities to provide off-school hour activities for youth; and
- (c) maintain awareness of potential problem areas.

Police

Policy C1.2:

The City shall maintain a high standard for the delivery of law enforcement services, including a commitment to the use of state-of-the-art equipment and management techniques.

Police

Policy C1.10:

Police operations, including proactive and reactive law enforcement and administrative efforts, shall be expanded as the City's population grows, and the City shall evaluate the quality of police services on an annual basis. This evaluation shall focus on staffing and facilities, including assessing the need for additional police substations relative to changing conditions within the City.

Police

Policy C1.11:

The City shall maintain its efforts to educate the public about crime deterrence through programs like the Neighborhood Watch Program within residential neighborhoods and the Business Watch Program within commercial and industrial areas.

Police

Policy C1.12:

Future police facilities sites shall be closely coordinated with existing and planned public parks, libraries, fire stations and other activity centers in order to encourage the implementation of the "Community Facilities Cluster" concept.

D. COMMUNITY SAFETY

1. Policies Regarding Soil, Steep Slopes, and Seismic Safety

Regulation of development in areas of steep slopes is directly related to public safety and health, as the degree of slope is related to flood control problems, erosion control, landslides, and fire hazard. These problems become particularly acute on slopes greater than 25 percent. Accordingly, many communities, including the County, map slopes greater than 25 percent, recognizing them as potentially hazardous areas. Similarly, many of the soil compositions that comprise the Escondido Planning Area present difficulties for development in that they cannot support

roadways or foundations, are unacceptable for septic systems, and are highly erodible. The intent of these policies is to protect public health and safety.

Soils

Policy D1.1: The City shall regulate development to avoid public financial demands incurred when the public utilities and services cross areas of geotechnical hazards (such as areas of steep slope or with soils) and thereby require undue measures of installation, maintenance, and replacement.

Soils

Policy D1.2: The City shall require that development applications on slopes 25 percent or greater (see Open Space) include assessments prepared by a certified geotechnical engineer of slope stability and erodibility. The purpose of such assessments shall be to identify the areas most capable of tolerating grading, road construction, and utilities, and the measures needed to avoid or mitigate hazards.

Soils

Policy D1.3: The City shall only approve new development in areas identified with geotechnical hazards subject to completion of a geotechnical report and only if such hazards are satisfactorily mitigated.

Soils

Policy D1.4: In all areas with steep slopes, grading practices for drainage purposes should restore natural patterns of surface water runoff with respect to volume of flow so that any diversions will not induce or accelerate sheet erosion, gullyng, and other forms of erosion.

Soils

Policy D1.5: The City shall enforce Uniform Building Code standards to protect public health and safety. Grading ordinance requires a soils report prepared by a qualified expert which shall explore imposing more rigorous standards because of the adverse effect such soils have on foundations and utilities. Soil associations with shrink-swell characteristics include: Auld, Bonsall, Chino, Fallbrook, Herhero, Los Posas, Placentia, Ramona, San Miguel, and Wyman.

2. Policies Regarding Flood Hazards

There still are sections of the Planning Area that would be subject to inundation in the event of a 100-year storm. These areas include northern portions of Reidy Creek north of Rincon Avenue, an area alongside Escondido Creek west of Hale Avenue, along Kit Carson Park Creek north of Via Rancho Parkway, an area straddling Midway Drive north of the Escondido Channel, and an area straddling Valley Parkway between Ash and Citrus.

The intent of the following policies is to designate appropriate land uses to minimize flood-related damages and to ensure proper creek and channel maintenance to ensure their water-carrying capacity.

Flood**Policy D2.1:**

The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year flood plain (see Open Space Element) shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For areas that already are developed, these same measures and standards shall be applied if substantial improvements or upgrades are sought, as required by the National Flood Insurance Program.

Flood**Policy D2.2:**

The City shall restrict the type and intensity of new development within the 100-year flood plain to protect against potential impacts of flooding. In designated floodways, uses should be restricted to those uses that are tolerant of occasional flooding, including but not limited to agriculture, outdoor recreation, and natural resource areas.

Flood**Policy D2.3:**

The City should design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities with capacities greater than 100 persons.

Flood**Policy D2.4:**

Flood control channels and storm drains should be maintained through periodic dredging, repair, desilting, and clearing to prevent any loss in effective use.

Flood**Policy D2.5:**

The dams at Lakes Dixon and Wohlford shall be inspected periodically to ensure safe operation and maintenance and to minimize the risk of failure.

3. Policies Regarding Hazardous Materials

Hazardous materials represent a potential threat to those who are working with the materials and those who could be affected by its improper or accidental disposal. The cleanup of hazardous wastes from the past and the handling and disposal of newly generated wastes will affect people many generations from now. Site contamination may impair the City's ability to implement this Plan by increasing the costs of development, requiring certain land use restrictions, and causing delays while necessary cleanups are implemented. The policies presented below are intended to protect the public from existing and future hazardous contamination problems.

Hazardous Materials

Policy D3.1: The City shall implement the County's Hazardous Waste Management Plan or shall develop and implement an equivalent plan.

Hazardous Materials

Policy D3.2: The City shall participate in the Hazardous Materials Incident Response Team Program, which is a countywide effort to deal with hazardous materials incidents.

Hazardous Materials

Policy D3.3: The City shall maintain regulations which require proper storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances. This shall require careful review of new uses by the City and all other agencies with responsibilities and relevant expertise including but not limited to the police and fire departments, the County Health Department, the State Department of Health Services, and the U.S. Environmental Protection Agency.

Hazardous Materials

Policy D3.4: If hazardous contaminants are discovered in the groundwater, the City will cooperate with appropriate state and federal agencies to mitigate impacts.

Hazardous Materials

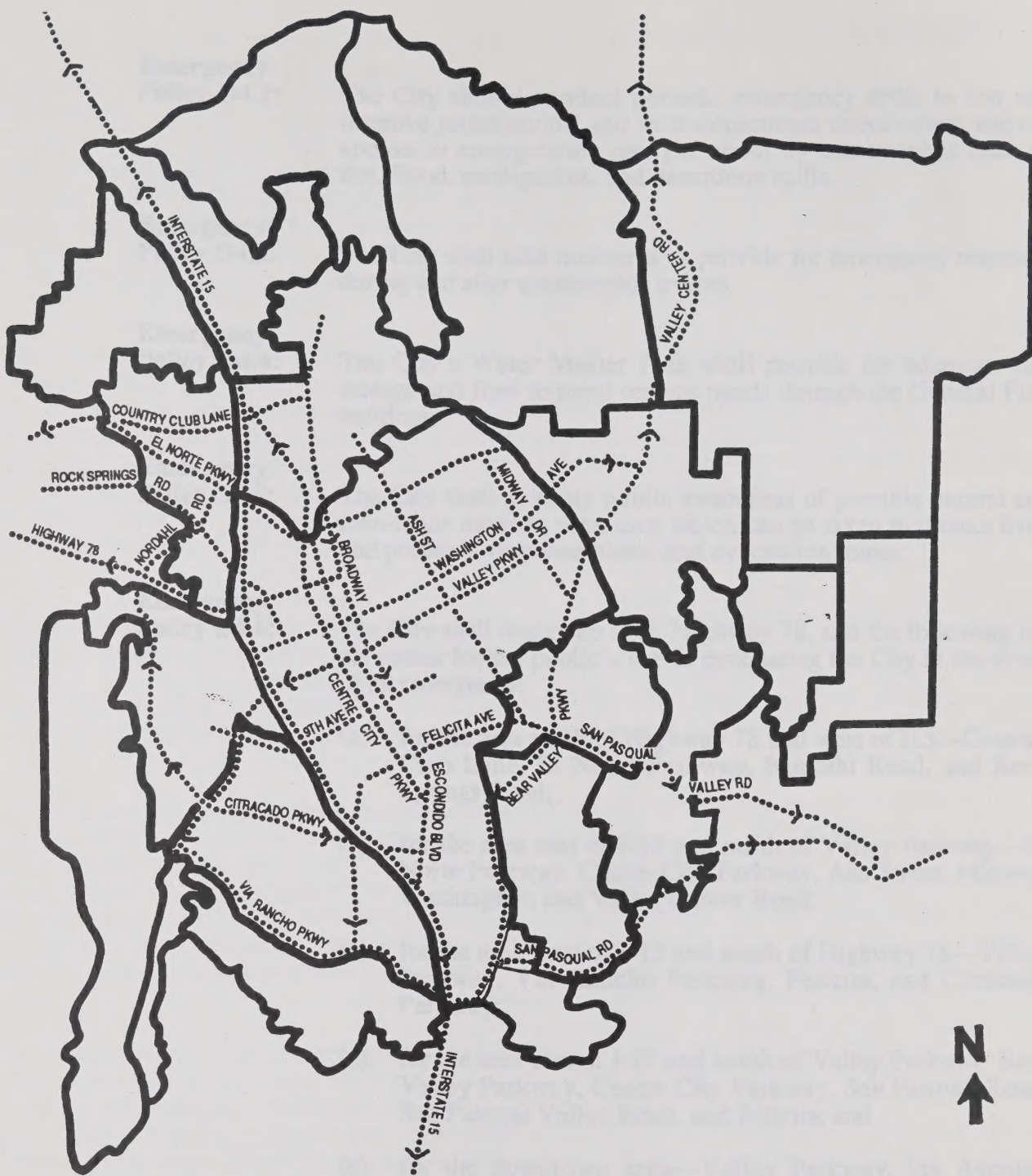
Policy D3.5: Future land use decisions shall take into account the constraints, presented by the potential for site contamination by use, disposal, or storage of hazardous materials. Any use that could allow contact with or introduce contaminated soil or groundwater shall be subject to federal, state and local regulations until health risks are determined to no longer be of concern by the City and the State Department of Health Services.

4. Policies Regarding Emergency Services

Natural and man-made hazards that threaten Escondido are described throughout this Chapter of the General Plan. Emergencies which affect a wide geographical area, several different public agencies, or a large number of people present the most complicated response problems. The adverse impacts of an emergency can be lessened if agencies and individuals respond in a comprehensive, rational fashion. The purpose of the policies below is to minimize threats to public safety by preparing the City to respond adequately to potential emergencies.

Emergency

Policy D4.1: The City shall continue to maintain and upgrade its disaster response plans. Accordingly, the City should continue to participate in the California Disaster and Civil Defense Mutual Aid Agreement, the San Diego County Mutual Aid Agreement and Operational Plan for Fire Departments, and the Unified San Diego County Emergency Services Agreement.



EMERGENCY EVACUATION ROUTES

**Emergency
Policy D4.2:**

The City should conduct periodic emergency drills to test and improve jurisdictional and inter-department coordination and response to emergencies brought about by catastrophes such as fire, flood, earthquakes, and hazardous spills.

**Emergency
Policy D4.3:**

The City shall take measures to provide for emergency response during and after catastrophic events.

**Emergency
Policy D4.4:**

The City's Water Master Plan shall provide for adequate fire storage and flow to meet service needs through the General Plan buildout.

**Emergency
Policy D4.5:**

The City shall promote public awareness of possible natural and man-made hazards, measures which can be taken to protect lives and property, response plans, and evacuation routes.

**Emergency
Policy D4.6:**

The City shall designate I-15, Highway 78, and the following local routes for the public's use in evacuating the City in the event of an emergency:

- (a) for the area north of Highway 78 and west of I15—Country Club Lane, El Norte Parkway, Nordahl Road, and Rock Springs Road;
- (b) for the area east of I-15 and north of Valley Parkway—El Norte Parkway, Centre City Parkway, Ash Street, Midway, Washington, and Valley Center Road;
- (c) for the area west of I-15 and south of Highway 78—Valley Parkway, Via Rancho Parkway, Felicita, and Citracado Parkway;
- (d) for the area east of I-15 and south of Valley Parkway—Bear Valley Parkway, Centre City Parkway, San Pasqual Road, San Pasqual Valley Road, and Felicita; and
- (e) for the downtown area—Valley Parkway, 9th Avenue, Broadway, Washington, Escondido Boulevard, and Centre City Parkway.

E. NOISE

At the community level, noise described as unwanted sound is principally generated by vehicular traffic. In Escondido, traffic along Highway 78, I-15, prime arterials (like Centre City Parkway), and major roads (like El Norte Parkway and Ash) are the primary sources of noise. Railroad and aircraft (the Palomar Memorial Hospital emergency helipad) operations, day care centers, and churches are recognized as additional noise sources. Excessive noise exposure can cause adverse physical and psychological responses, in addition to interfering with speech and concentration and diminishing the quality of life. These impacts are especially damaging to sensitive receptors such as schools, churches, hospitals, convalescent homes, and single family areas.

Noise levels are expressed in decibels (dB). While occasional or instantaneous noises are disruptive, the 24-hour average noise level is the most commonly used measure of the noise environment, for planning purposes. This average, which is weighted for increased acoustical sensitivity of people to noise during the evening and nighttime hours, is referred to as the Community Noise Equivalent Level (CNEL). Specifically discussed are industrial and commercial noise sources as well as noise generated by the Palomar Memorial Hospital helipad. The purpose of this section is to provide the City with guidelines and methods for reducing noise to acceptable levels throughout the community.

Industrial and Commercial Noise Sources: Noise generated by industrial operations, such as loading, unloading, manufacturing and general warehouse activities, is limited primarily to the industrial and manufacturing area located south of Highway 78 generally between the western City limits and Interstate 15. Residential areas are located adjacent to portions of the industrial areas, principally at the western portion of the industrial area.

Noise measurements were made in two residential areas adjacent to industrial sites. On August 24 and 25, 1989, a 24-hour noise measurement was made at the backyard property line of a home on Ross Drive. This home is primarily exposed to manufacturing noise from an adjacent wood cabinet manufacturer. The average hourly daytime noise level associated with the industrial/manufacturing activities ranged up to approximately 60 dB(A) Leq at the backyard. The CNEL was measured to be 58 dB(A). because of the noise characteristics (whining, tonal content, etc.) of the equipment used at this site, adjacent residents are annoyed by the noise.

On August 28 and 29, 1989, a 24-hour noise measurement was conducted near the Casitas del Sol mobile home park. The noise monitoring position is representative of the noise exposures of residents facing the industrial/manufacturing sites along Meyers Avenue. The highest average hourly noise level was measured to be 55 dB(A) Leq. The noise exposure in this area is primarily the result of traffic noise along Meyers Avenue and Highway 78. However, industrial and manufacturing activities including the use of equipment such as forklifts contribute to the ambient noise level. The CNEL was measured to be 56 dB(A).

Noise measurements were also conducted at two locations at the border of commercial and residential land uses. On August 29 and 30, 1989, a 24-hour measurement was made at the Forest Glen Apartments adjacent to Del Norte Plaza. Noise sources at the commercial area include parking and street sweeping activities, unloading delivery trucks, and refuse collection. Traffic along Centre City Parkway and El Norte Parkway also contributes to the ambient noise level. The highest average hourly noise level was

55 Leq and is a combination of both commercial activities and off-site traffic. The CNEL was measured to be 55 dB(A).

On August 30 and 31, 1989, a noise measurement was made at the property line between an apartment complex and a commercial center located at the northwest corner of Broadway and Washington Avenue. Noise at this location is primarily associated with the traffic along the adjacent roadways. Noise levels measured during the daytime ranged from 53 to 57 dB(A) Leq. However, during periods of truck deliveries, the average hourly noise level was measured up to 74 dB(A) Leq. The 24-hour CNEL was measured to be 65 dB(A).

Noise generated by existing commercial and industrial activities at residential areas can be best controlled by implementation of the City's proposed noise ordinance. The noise ordinance requires noise associated with commercial and industrial areas to meet noise level standards. Future commercial and industrial development proposed adjacent to residential areas should be evaluated through the environmental review process to ensure that the proposed developments are designed to meet the noise ordinance standards and Policy 4 of the proposed General Plan Noise Element.

Palomar Memorial Hospital Helipad: Palomar Memorial Hospital is designed as a trauma center and currently has an emergency helipad. This allows patients to be flown in or out of the hospital by helicopter. A Messerschmidt Boelkow-105 helicopter is typically used to fly patients in. Helicopter flights average 23 round-trips per month. Noise from these helicopter flights affects the surrounding commercial and residential areas. The helicopter flights do not, however, significantly affect the CNEL noise level. The CNEL is calculated to be within 60 dB(A) at the hospital site. High noise levels during the helicopter operations would be expected to annoy some residents and possibly disrupt commercial activities.

1. Policies Regarding Noise Control

Noise

Policy E1.1:

New projects shall be required to meet acceptable exterior noise level standards as established in the noise and land use compatibility guidelines contained in Table IV-2. These guidelines, along with the future noise levels shown in the future noise contours map (Figure IV-3) shall be used by the City as a guide for evaluating the compatibility of "noise sensitive" projects in potentially noisy areas.

Noise

Policy E1.2:

In accordance with Table IV-2, the goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less. However, a CNEL of 60 dB or less is a goal which may not necessarily be achievable in all residential areas within the realm of economic or aesthetic feasibility. This goal should be applied where outdoor use is a major consideration (e.g., back yards and single family housing developments, and recreation areas in multifamily housing developments). The goal should generally be applied at ten feet from the backyard property line. However, in certain cases such as on estate lots where backyards are typically very large, the goal could be applied approximately one half the distance between the back of the main residential

structure and the rear property line. The outdoor standard should not normally be applied to balconies or patios associated with residential uses.

Noise

Policy E1.3:

The City shall require new residential projects to provide for an interior CNEL of 45 dB or less due to exterior noise sources.

Noise

Policy E1.4:

The City shall enforce its noise ordinance to protect the noise environment in existing residential areas. The City shall analyze potential noise impacts associated with any projects which could significantly alter noise levels in the community. The noise impact for the proposed project on existing land use should be evaluated in terms of potential for adverse community response, based on a significant increase in existing noise levels. The "noise/land use compatibility guidelines" are not intended to assess the impacts associated with a project with the potential to generate noise. If an area currently is below the maximum normally acceptable level, an increase in noise up to the maximum should not necessarily be allowed. Projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should require mitigation.

Noise

Policy E1.5:

The City shall enforce its noise ordinance as the method to control noise from sources other than transportation sources.

Noise

Policy E1.6:

The City should encourage use of the following measures to minimize impacts on and from new projects.

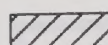
- (a) Site Planning. Proper site planning to reduce noise impacts is the first area that shall be required. By taking advantage of the natural shape and terrain of a site, it often is possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Site planning techniques shall include but not be limited to:
 - 1) increasing the distance between the noise source and the receiver;
 - 2) placing non-noise-sensitive land uses such as parking lots, maintenance facilities, and utility areas between the source and the receiver;
 - 3) using non-noise-sensitive structures such as garages to shield noise-sensitive areas; and
 - 4) orienting buildings to shield outdoor spaces from a noise source.

Table IV - 2
Noise/Land Use Compatibility Guidelines

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L_{dn} OR CN_{EL} , dB					
	55	60	65	70	75	80
RESIDENTIAL	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable		
TRANSIENT LODGING- MOTELS, HOTELS	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable		
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable		
AUDITORIUMS, CONCERT HALLS, AMPHITHEATERS	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable		
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Clearly Unacceptable		
PLAYGROUNDS, NEIGHBORHOOD PARKS	Normally Acceptable	Normally Acceptable	Normally Acceptable	Clearly Unacceptable		
GOLF COURSES, RIDING STABLES WATER RECREATION, CEMETERIES	Normally Acceptable	Normally Acceptable	Normally Acceptable	Clearly Unacceptable		
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable		
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable		

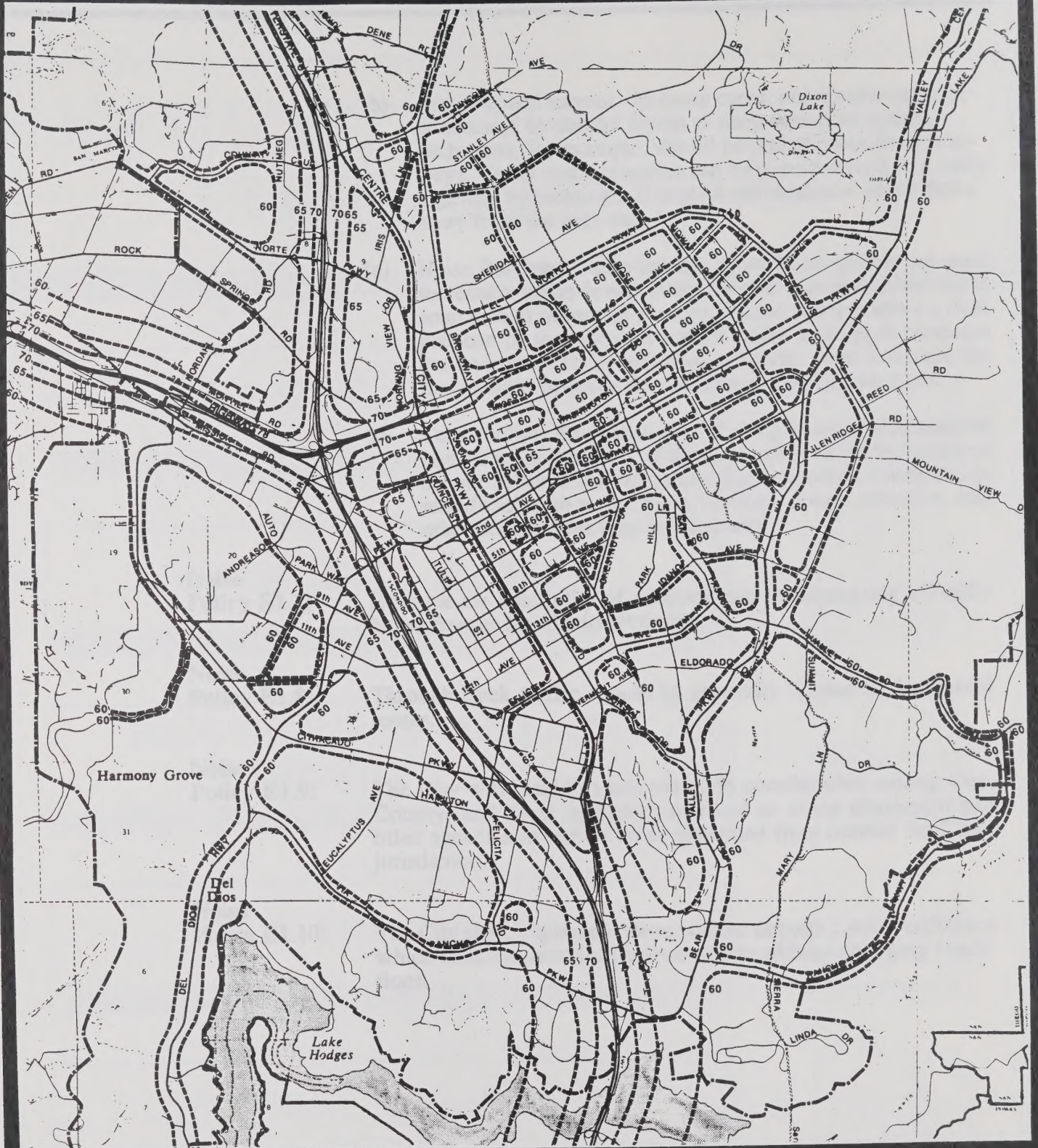
Interpretation (For Land Use Planning Purposes)

 **NORMALLY ACCEPTABLE**
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

 **CONDITIONALLY ACCEPTABLE**
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.

 **NORMALLY UNACCEPTABLE**
New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

 **CLEARLY UNACCEPTABLE**
New construction or development clearly should not be undertaken.



LEGEND

--- BOUNDARY OF AREAS EXPOSED TO CNEL OF 60dB OR GREATER

NOISE EXPOSURE MAP FUTURE CONDITIONS

NOTE: The dB CNEL is not mapped because it lies within the roadway right-of-way.

- (b) Architectural Layout. In many cases, noise reduction can be attained by careful layout of noise-sensitive spaces. Bedrooms, for example, should be placed away from free-ways. Quiet outdoor spaces can be provided next to a noisy highway by creating a U-shaped development which faces away from the highway.
- (c) Noise Barriers. Noise barriers or walls commonly are used to reduce noise levels from ground transportation noise sources and industrial sources. Noise barriers serve a dual purpose in that they can reduce noise level both outdoors and indoors. To be effective, a barrier must interrupt the line of sight between the noise source and the receiver.
- (d) Construction Modifications. If site planning, architectural layout, noise barriers, or a combination of these measures do not achieve the required noise reduction, construction modification to walls, roofs, ceilings, doors, windows, and other penetrations may be necessary.

Noise

Policy E1.7:

Evaluate the feasibility of adopting and implementing a Traffic Noise Barrier Installation Program.

Noise

Policy E1.8:

Through truck traffic should be generally limited to designated routes.

Noise

Policy E1.9:

The City will establish and maintain coordination among City, County, and State agencies involved in noise abatement and other agencies to reduce noise generated from outside the City's jurisdiction.

Noise

Policy E1.10:

The City shall implement these policies through a noise ordinance which shall be periodically reviewed to address changing conditions.

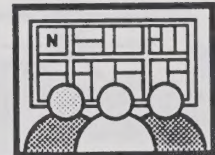
COMMUNITY OPEN SPACE / CONSERVATION



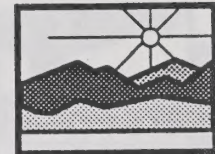
OPEN SPACE CONCEPT



COMMUNITY DESIGN



RIDGE-LINE & HILLSIDE
CONSERVATION



VIEW PROTECTION



CULTURAL RESOURCES

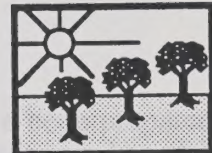


NATURAL RESOURCES



COMMUNITY OPEN SPACE / CONSERVATION

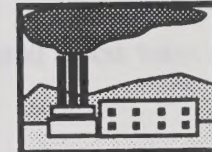
✧ AGRICULTURAL LAND ✧



✧ ENVIRONMENTAL QUALITY ✧



✧ AIR QUALITY ✧



■ BIOLOGICAL RESOURCES ■



V. COMMUNITY OPEN SPACE AND CONSERVATION

A. INTRODUCTION

The Community Open Space and Conservation section establishes policies for development of a comprehensive open space system and for protection of Escondido's numerous natural assets. The first subsection, Open Space Concept, provides policies which will guide development of a comprehensive open space and environmental overlay map. The remaining subsections provide policies related to the visual impression of the City and to preservation of significant natural resources. These policies are intended to provide additional guidelines for the open space overlay and for development of individual projects.

B. OPEN SPACE CONCEPT

A series of environmental and open space planning overlays have been prepared for the Escondido Planning Area in order to aggregate and define a large number of baseline factors. From these factors, a mapped composite environmental and open space planning overlay can then be prepared. These overlays, and their related open space planning objectives, are summarized as follows:

1. Objectives Regarding Hydrology

Hydrology

Obj. B1.1: Natural and improved drainageways shall be maintained as permanent open space.

Hydrology

Obj. B1.2: Encroachments into wetlands and designated flood ways shall be carefully controlled.

2. Objective Regarding Slopes

Slopes

Obj. B2.1: Land areas with steep topography (generally over 25%) shall be protected from intensive urban development and shall be included within the overall open space system.

3. Objective Regarding Soils and Fire Hazards

Soils/Fire Hazards

Obj. B3.1: Development of areas with grading, construction, landscaping and fire hazard constraints shall be carefully regulated and included within the open space system.

4. Objectives Regarding Elevations

Elevations

Obj. B4.1: Primary and secondary ridgelines as well as other mountain peaks and prominent high points shall be protected from intensive urban development.

Elevations

Obj. B4.2: Views and vistas of natural landmarks within the open space system shall be preserved.

5. Objective Regarding Environmental Resources

Environmental Resources

Obj. B5.1: Potential archeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.

6. Objective Regarding Special Wildlife and Vegetative Resources

Wildlife/Vegetation

Obj. B6.1: Rare, threatened or endangered plant and animal communities shall be protected within the Escondido planning areas.

7. Objective Regarding Open Space Opportunities

Open Space Opportunities

Obj. B7.1: Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multi-use, urban trails, shall be incorporated into the open space system to the maximum extent possible and where appropriate.

8. Objective Regarding Public and Quasi-Public Land Ownership

Public Lands

Obj. B8.1: Existing areas currently in public or quasi-public ownership shall be incorporated into the open space system.

9. Objectives Regarding Community Facilities and Service Areas

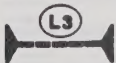
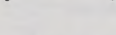
Community Facilities and Services

Obj. B9.1: Planning and development of the overall open space system shall be closely coordinated with other public facilities and services within Escondido.

Community Facilities and Services

Obj. B9.2: An adequate system of neighborhood, community, and regional parks and related recreational facilities/ services shall be provided and incorporated into the open space system to the maximum extent feasible. Special attention shall be given to delineated service areas or neighborhoods in the older, central area of Escondido. The conceptual trail system depicted in the Open Space Opportunities and Resources Exhibit will be refined in a master plan of trails.



- Urban Trail
- - - - - Spur Trail
- Rural Regional Connector
-  Trail Segment
-  Regional Park Areas

MASTER PLAN OF TRAILS

- - - - - Primary Local Rural Trail
- - - - - Secondary Local Rural Trail
- San Dieguito River Valley Trail
-  School Site

Figure V-2

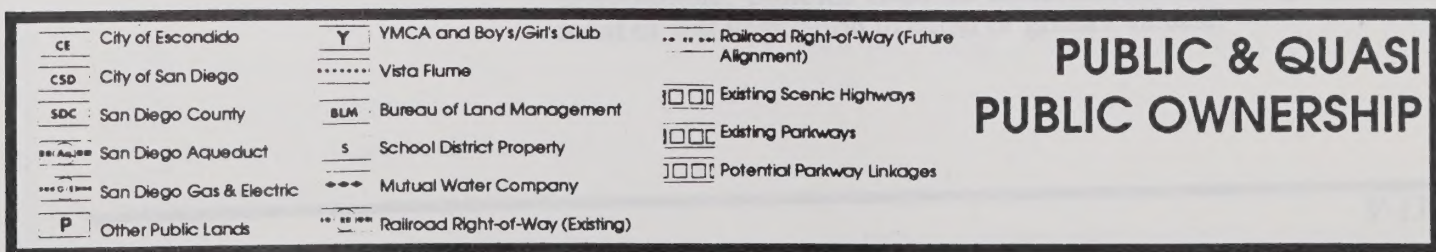
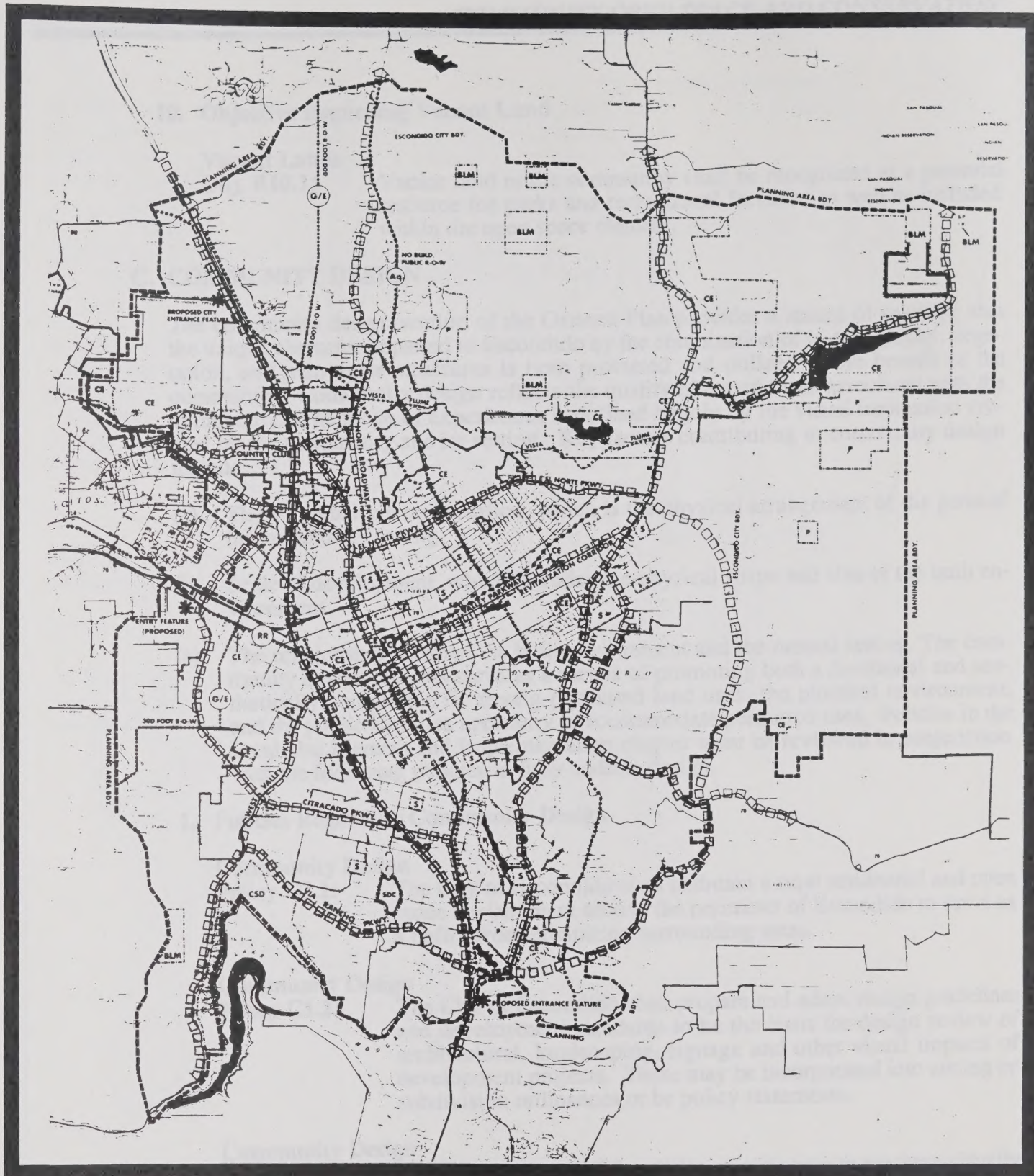


Figure V-3

10. Objective Regarding Vacant Land

Vacant Lands

Obj. B10.1: Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.

C. COMMUNITY DESIGN

The community design section of the General Plan provides a means of ensuring that the unique character imparted to Escondido by the combination of its topography, vegetation, and man-made structures is both protected and utilized to the benefit of the community. Community design reflects the quality of experiences associated with the community. The range of experiences is defined largely by the visual impression created by the community and its setting. Key factors contributing to community design include:

- (a) The community's organization, which is the physical arrangement of the parts of the community setting.
- (b) Scale of development, which includes the physical shape and size of the built environment.
- (c) The relationship between the built environment and the natural setting. The community design policies serve as a means of promoting both a functional and aesthetically compatible fit among permitted land uses, the physical environment, and the public facilities necessary to accommodate permitted uses. Policies in the Land Use Element and Implementation chapter must be reviewed in conjunction with the following policies to fully address design.

1. Policies Regarding Community Design

Community Design

Policy C1.1: The City of Escondido shall maintain a rural residential and open space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.

Community Design

Policy C1.2: The City of Escondido shall prepare and adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage and other visual impacts of development projects. These may be incorporated into zoning or subdivision ordinances or be policy statements.

Community Design

Policy C1.3: The City shall establish policies or ordinance to preserve visually prominent vegetation, including existing street trees and mature ornamental trees in existing neighborhoods. If preservation is unavoidable, policies shall be established concerning replacement of lost vegetation in equal or greater values.

Community Design

Policy C1.4: Drought- and frost-tolerant plant species shall be encouraged in landscaping streets and projects, through the implementation of design guidelines. Automatic irrigation systems with appropriate water conserving features should be included in the development.

Community Design

Policy C1.5: The City shall require, as a condition of development approval, public and/or private landscaping along all arterial roadways.

Community Design

Policy C1.6: The City shall establish a street tree planting program intended to identify appropriate varieties, sizes, spacing standards, maintenance and replacement standards, planting schedules, etc. Street trees should be selected and sited to minimize the visual dominance of paved surfaces, to create more appropriately defined and humanly scaled public spaces, and to help distinguish pedestrian environments from vehicular spaces.

Community Design

Policy C1.7: The City shall require new development to landscape street rights-of-way in accordance with the street tree planting program.

Community Design

Policy C1.8: All residential developments having common open space or along public rights-of-way separated from the development by a wall or fence landscaping shall require that all landscaping and irrigation systems be installed by the developer.

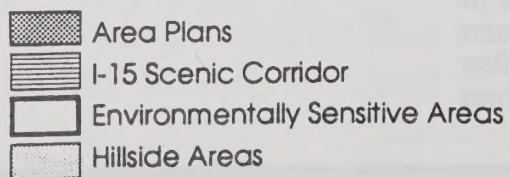


Figure V-4

Community Design

Policy C1.9: Homeowners' associations shall be formed to maintain private streets, common open space areas, and landscaping along public rights-of-way separated from the development by a wall or fence in new developments. Developments which do not have homeowners' associations shall annex into the City's Landscape Maintenance District or an acceptable alternative if there is landscaping along public rights-of-way separated from the development by a wall or fence.

Community Design

Policy C1.10: New landscaping in existing neighborhoods should respect and incorporate any distinctive elements of the existing landscaping.

Community Design

Policy C1.11: The City shall establish density and development standards and review development proposals with the intent to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts of grading and structures.

Community Design

Policy C1.12: New single-family residential development shall include an appropriate mix of one and two-story units or may be all one story or include one story elements with increased separation to avoid a congested appearance especially in perimeter areas.

D. RIDGELINE AND HILLSIDE CONSERVATION

One of the characteristics that distinguishes Escondido from other communities in the region is its location in a series of valleys which are surrounded by visually distinctive hillsides and ridgelines. The ridges and varied topography have been identified by residents as one of Escondido's most important assets—one that has helped create a distinct identity for the City. To protect these assets, the policies below are geared toward controlling development on the hillsides and along the ridgelines.

1. Policies Regarding Ridgeline and Hillside Conservation**Ridgeline/Hillside**

Policy D1.1: The City shall distinguish skyline ridges from secondary and intermediate ridges. Skyline ridges include those which define the horizon and intermediate ridges are those with visible land behind them which creates a backdrop to the ridge as viewed from the valley floor. Skyline and intermediate ridges shall be identified by ordinance or resolution.

Ridgeline/Hillside

Policy D1.2: Development on skyline ridges shall be prohibited. The City shall seek to obtain dedication of a scenic easement from the property owner for skyline ridges not intended for public access, in conjunction with any development which may occur on the remainder of the property. The granting of a scenic easement will obligate the property owner to retain, maintain, preserve, and protect the public view of these areas in their natural state, with-

out obstruction by structures. A scenic easement shall not prohibit clearing of brush or planting of vegetation which is necessary to reduce fire hazards.

Ridgeline/Hillside

Policy D1.3:

Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that:

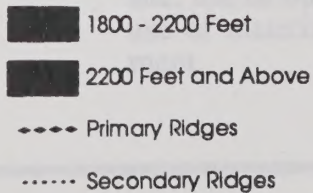
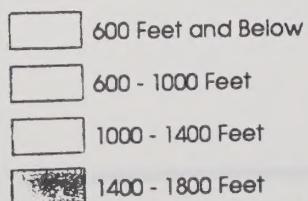
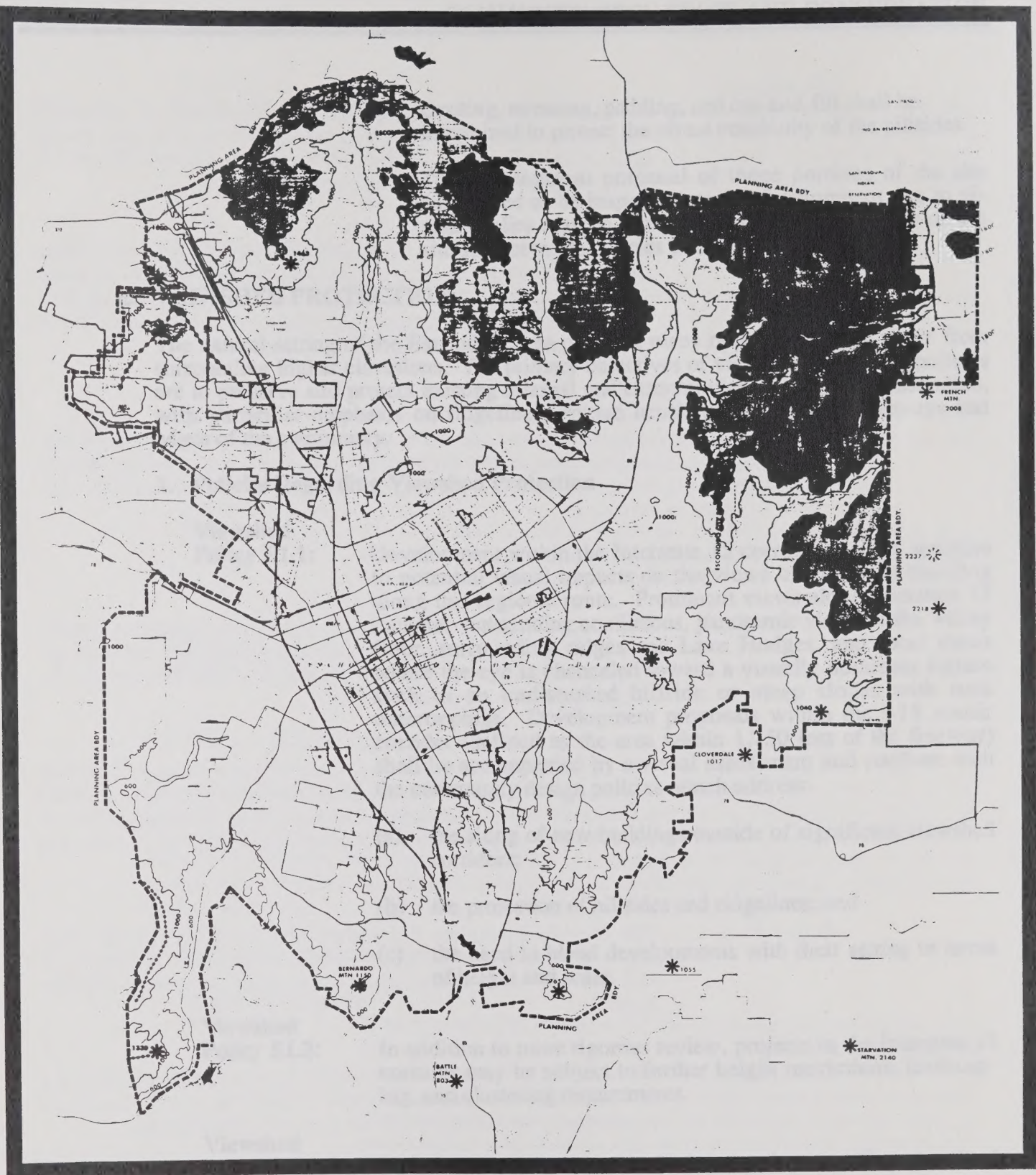
- (a) landscaping plans minimize the visual impact of the development from adjoining properties and the Valley floor;
- (b) site plans concentrate development in subordinate or hidden locations;
- (c) grading plans minimize disruption of the natural landform and vegetation; and
- (d) development on intermediate ridges shall only be permitted in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

Ridgeline/Hillside

Policy D1.4:

The City shall restrict development on hillsides so that it preserves the natural appearance and landform of the site. Development projects on terrain with a slope greater than 15 percent shall conform with the following standards:

- (a) All development shall be sited to avoid potentially hazardous areas and environmentally sensitive areas as identified in the Open Space Element, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.
- (b) Development shall be designed to minimize grading requirements by conforming to the natural contours of the site.
- (c) The overall development pattern for a project shall be clustered in accordance with provisions in Chapter VII to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.
- (d) The site shall be landscaped with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.
- (e) To the extent feasible, development shall be designed to minimize the visual impact on adjoining residential areas.



* Mountain Peaks or High Points

ELEVATIONS

Figure V-5

- (f) Grading, terracing, padding, and cut-and-fill shall be minimized to protect the visual continuity of the hillsides.

The development potential of those portions of the site considered to be inappropriate for development due to visual quality may be transferred onto other portions of the site subject to the policies of the Land Use Element.

E. VIEWSHED PROTECTION

The natural setting of the Escondido area provides many opportunities for views from surrounding higher elevations. The primary objectives of viewshed protection policies are to preserve and protect existing internal and external view corridors in Escondido, with particular emphasis on ridgelines, unique landforms and visual gateways and edges of the community.

1. Policies Regarding Viewshed Protection

Viewshed

Policy E1.1:

Development within the Interstate 15 corridor shall be sensitive to potential visual impacts on the views of motorists traveling along this regional route. Prominent views along Interstate 15 include: outstanding continuous, panoramic views of the Valley floor, surrounding ridges and Lake Hodges, and focal views where the eye is channeled toward a visually dominant feature such as an undisturbed hillside or steep slopes with rock outcroppings. Development proposals within the I-15 scenic corridor (defined as the area within 1,750 feet of the freeway) shall be accompanied by a visual assessment and conform with the community design policies which address:

- (a) the siting of new buildings outside of significant viewshed corridors;
- (b) the protection of hillsides and ridgelines; and
- (c) the need to blend developments with their setting in terms of height and scale.

Viewshed

Policy E1.2:

In addition to more rigorous review, projects in the Interstate 15 corridor may be subject to further height restrictions, landscaping, and clustering requirements.

Viewshed

Policy E1.3:

In order to protect viewshed of undeveloped rolling grassland and chaparral, the contrast between the proposed development and the natural setting should be softened by siting construction on low-lying areas in the less visually obtrusive portions of the site, use of building clustering, use of low building profiles, and use of materials and colors subordinate to the natural environment.

**Viewshed
Policy E1.4:**

In order to protect views of unique landforms such as steep hills and rock outcroppings, buildings should not be permitted on top of or on the upper sides of such formations and should be sited to avoid obstructing views of these scenic features.

**Viewshed
Policy E1.5:**

Development proposals shall maintain public views of creeks, lakes, their shores, and their adjoining riparian features as much as possible. Building siting, scale, and massing, along Bear Valley Parkway and Valley Center Parkway, in particular, should be reviewed to ensure these views are protected.

F. CULTURAL RESOURCES

The objective of the cultural resources portion of the open space and conservation element is to create a culturally diverse City through the preservation of existing historic and architectural resources, and the continued addition of art within public activity centers throughout the community.

1. Policies Regarding Cultural Resources

**Cultural
Policy F1.1:**

The City of Escondido shall strive to preserve significant historic and cultural features designated on a local register through appropriate ordinances, incentive programs, or and through the development review process.

**Cultural
Policy F1.2:**

The City shall strive to preserve buildings and areas with special and recognized historic or architectural value. Efforts to retain structures them in their original state shall be encouraged through adaptive reuse where the use is compatible with the surrounding area.

**Cultural
Policy F1.3:**

The City shall maintain and update the Escondido Historic Sites Survey. This survey shall be used to register local prehistoric and historic features that meet local, state, or federal requirements.

**Cultural
Policy F1.4:**

The City shall maintain appropriate legislation prohibiting the demolition of an historic structure without an evaluation of the condition of the structure and the costs of rehabilitation.

**Cultural
Policy F1.5:**

The City, in reviewing development proposals, shall be sensitive to the Planning Area's archaeological resources and shall recognize he need for more detailed assessments through the environmental review process.

**Cultural
Policy F1.6:**

The City shall strive to install art pieces in public activity centers, such as the Civic Center, library, and recreational areas, as well as at key entrances to the City and to the downtown area. These pieces can serve as suitable landmarks and entry features, and can reinforce activity centers as focal points of social interaction and visual interest.

**Cultural
Policy F1.7:**

The City shall encourage the use of publicly owned facilities and spaces for the display of local art and for other artistic and cultural events.

**Cultural
Policy F1.8:**

The City shall maintain guidelines for the placement of art works that take into consideration public visibility, public safety, and enjoyment by the public.

**Cultural
Policy F1.9:**

The City shall continue to require developers to pay fees or provide art pieces that can serve to embellish an individual project as well as contribute to the appearance and vitality of the community.

**Cultural
Policy F1.10:**

A wide range of styles, materials, and types of art pieces is desirable.

G. NATURAL RESOURCES

The main objective of this section of the open space and conservation portion of the General Plan is to provide policy direction which preserves Escondido's natural resources through a community-wide resource conservation program targeted to maintaining natural drainageways, wetlands, potential archaeological sites, vegetation habitat areas, wildlife habitat features and related environmental diversity factors within the Planning Area.

1. Policies Regarding Natural Resources

Natural Resources**Policy G1.1:**

A system of open space corridors, easement and acquisition programs and trails shall be established. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland, and habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land use designation.

ENVIRONMENTAL
RESOURCES

Natural Resources

Policy G1.2: The City shall establish environmental protection policies to protect sensitive habitat areas such as wetlands and oak woodlands, including coordination with State and Federal agencies having jurisdiction over such areas.

Natural Resources

Policy G1.3: The City of Escondido shall strive to develop and implement community-wide resource conservation programs, as well as consider resource preservation areas for open space and habitat protection and enhancement.

H. AGRICULTURAL LAND

Escondido's agricultural production represents an important resource of the local economy and visual amenity. Policies regarding agricultural lands are to support existing agricultural activity and land use in the community while planning for possible transition to urban uses in a manner which is consistent with the policies of the Land Use Element and Community Facilities Element of the General Plan.

1. Policies Regarding Agricultural Land

Agricultural

Policy H1.1: The City shall strive to maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.

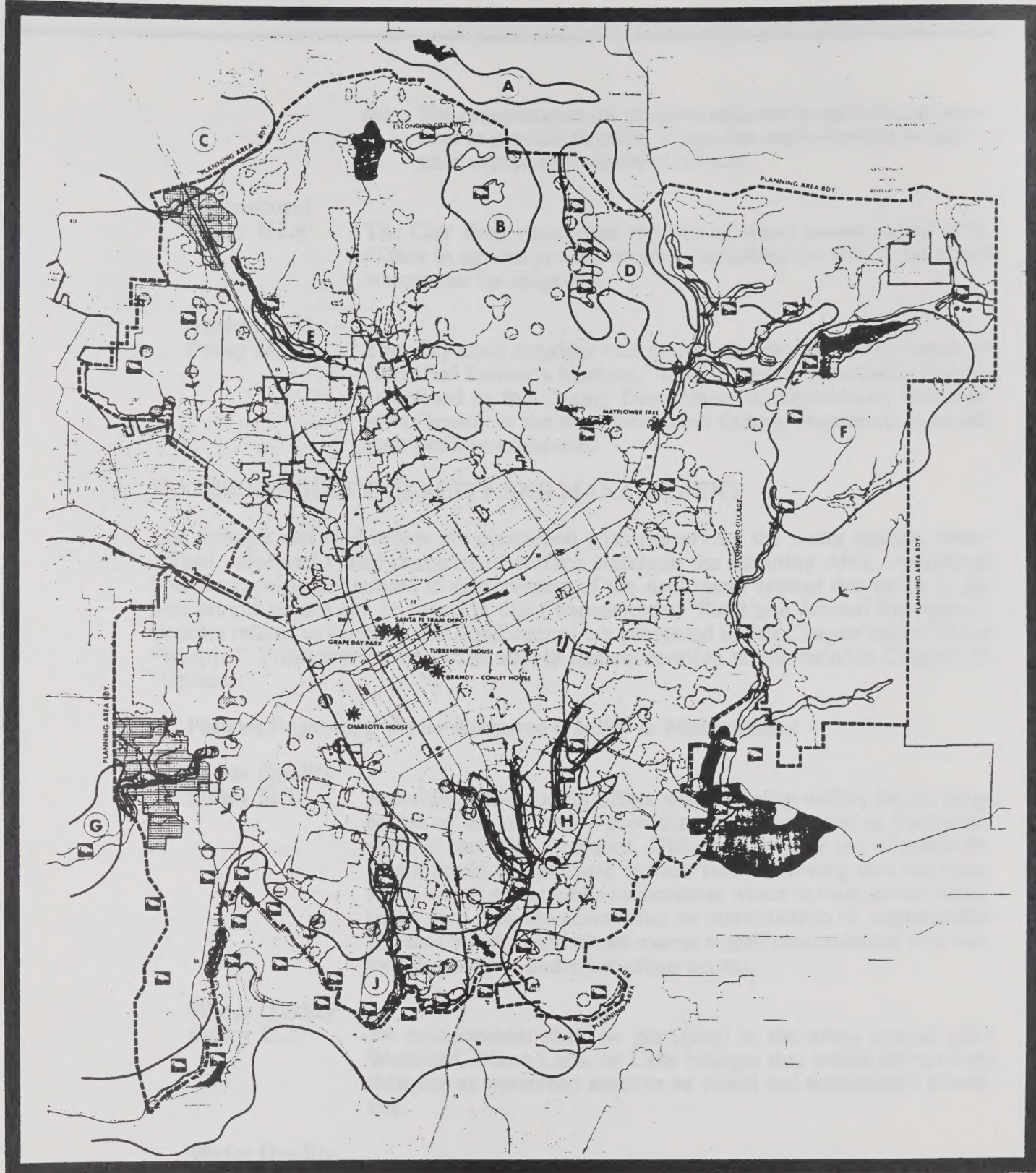
Agricultural

Policy H1.2: Agriculture should be buffered from more intensive urban uses with intermediate land uses which are mutually compatible, through the implementation of appropriate policies of the Land Use Element.

Agricultural

Policy H1.3: The City may explore a variety of techniques to preserve existing agricultural lands. In particular, the City should study:

- (a) The formation of an Agricultural Land Trust, defined as a nonprofit corporation organized according to the Nonprofit Public Benefit Corporation Law of California and Section 501(c)(3) of the Internal Revenue Code. The corporation is empowered to acquire, manage, and/or hold agricultural land for the public benefit but without the necessary expenditures of public revenues.
- (b) The requirements for projects to transfer development rights from existing agricultural lands to other portions of the project, thereby preserving the agricultural lands in permanent open space, consistent with clustering policies.
- (c) The "right to farm" in open space areas.



-  Prime Agricultural Lands
-  Existing Agricultural Lands
-  Potential Archaeological Resource Areas
-  Vegetative Habitat Areas (Riparian and Oak Woodlands)
-  Urban Reserve/Interim Open Space

-  Important Wildlife Habitat Features
-  Potential Drainageways & Wetlands
-  Natural/Cultural Resources
-  Resource Conservation Areas

- A. Moosa Canyon
- B. Burnt Mountain
- C. Meriam Mountain
- D. Valley Center Ridge
- E. Jesmond Dene Oaks
- F. Bottle Peak-Lake Wohlford
- G. Escondido Creek-Harmony Grove
- H. Escondido Oaks
- J. San Dieguito River-Lake

ENVIRONMENTAL RESOURCES

Figure V-6

- (d) The requirements for projects adjacent to agricultural practices to provide physical separation and screening to minimize urban/ agricultural conflicts.

**Agricultural
Policy H1.4:**

The City shall encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed wastewater for irrigation.

**Agricultural
Policy H1.5:**

The City shall consider continuing support for the operation of "Certified Farmer's Markets," to the extent economically feasible as defined by the County Department of Agriculture, which allows farmers in the area, who meet County requirements, to sell their produce at the site.

I. WATER RESOURCE QUALITY AND MANAGEMENT

The policies included below are concerned with preserving the water quality, recreational value and visual character of surface waters in the Planning Area. Additional policies specifically related to preservation of the ecological system that exists in the area around creeks can be found in this Chapter under "Plant and Animal Resources". Policies related to flooding and flood control are presented in this Chapter under "Flood Hazards." Policies related to water supply and conservation are included in Chapter III; "Utilities."

1. Policies Regarding Water Resource Quality & Management

**Water Quality
Policy I2.1:**

Activities which could affect water quality within the drainage basins of the reservoirs providing drinking water to Escondido shall be carefully regulated. This includes any use of pesticides which could contaminate surface runoff flowing into the reservoirs; use of septic tanks in locations where sewage could potentially seep into the reservoirs; or construction of impermeable surfaces which could create excess runoff contaminated with motor oil, gasoline, and other urban wastes.

**Water Quality
Policy I2.2:**

No development shall be permitted in the areas around Lake Wohlford, Dixon Lake, or Lake Hodges that would detract from their use as watershed areas or as visual and recreational amenities.

**Water Quality
Policy I2.3:**

Escondido's natural creek system shall be maintained in its natural state with a minimum of a 50-foot buffer and setback for development unless the streamcourse, alteration channelization, and/or improvements are approved by necessary state and federal agencies and the City.

**Water Quality
Policy I2.4:**

Public access to the creeks, where consistent with sound resource management practices, shall be permitted and improved by means of pathways, access points, and bridges which will not impact habitat areas.

**Water Quality
Policy I2.5:**

Whenever possible, creeks shall be conserved in, or restored to, their natural states. Areas near channels that have been significantly altered for flood control through the development of an environmental streamcourse design (such as portions of Reidy Creek) shall still be provided used for urban open space as landscaped paths.

**Water Quality
Policy I2.6:**

Escondido's shallow groundwater basin shall be protected from contamination. All federal, state, and local regulations relating to monitoring underground storage tanks containing hazardous materials and septic tank systems be implemented in a timely fashion. Development in significant groundwater recharge areas (i.e., areas where substantial surface water infiltrates into the groundwater) shall be carefully regulated.

**Water Quality
Policy I2.7:**

Channels should be designed to accommodate existing and potential future riparian vegetation.

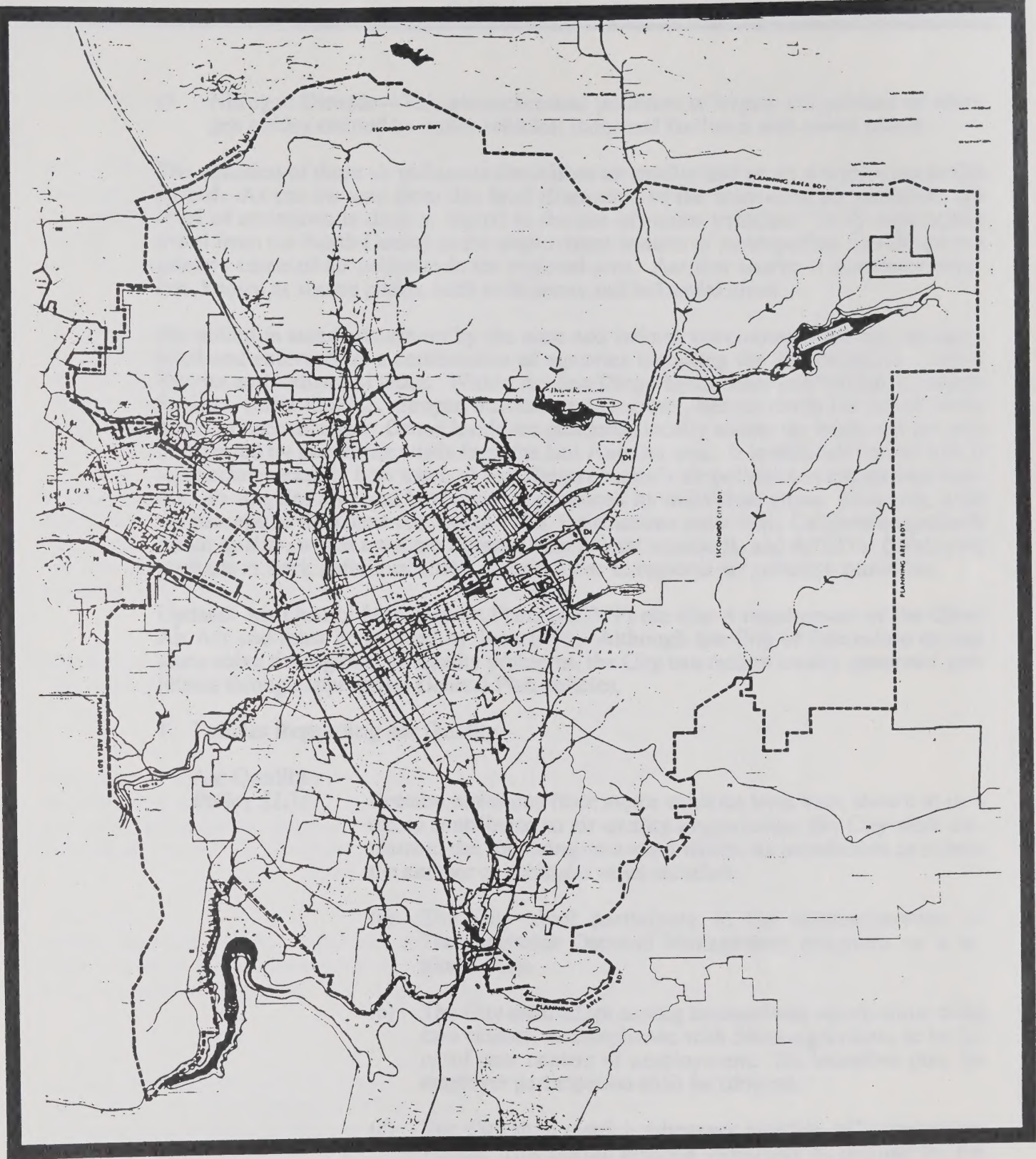
J. AIR QUALITY

There are two types of pollutants that contaminate air quality. The first types are those directly emitted into the atmosphere. They include:

- a) **Carbon Monoxide**—Most carbon monoxide is produced by the incomplete combustion of fossil fuel and is emitted by motor vehicles.
- b) **Sulfur Dioxide**—This pollutant is produced primarily by the combustion of sulfur containing oil, coal, and diesel fuel in power plants, refineries, industrial plants, trains, ships, and motor vehicles.
- c) **Lead**—Ninety percent (90%) of the lead in the atmosphere comes from auto exhaust.
- d) **Particulate Matter**—These airborne particles include dust and smoke and may contain sulfur, nitrogen, carbon, and various metals.

The second types of pollutants are photochemical pollutants which include:

- a) **Ozone**—This is a major ingredient of photochemical smog and is produced by chemical reactions involving nitrogen oxides and hydrocarbons and is triggered by sunlight.
- b) **Sulfate Aerosols**—Sulfur dioxide in the atmosphere is slowly converted to sulfuric acid droplets and other forms of particulate matter called sulfate aerosols.



-  100-Year FEMA Floodplain
-  500-Year FEMA Floodplain
-  Dam Inundation Area/
5-Minute Response

-  Natural Drainageways/
Potential Wetlands
-  Channelized Drainageways

HYDROLOGY

Figure V-7

- c) **Nitrogen Dioxide**—This photochemical pollutant is largely the product of nitrogen oxides emitted by motor vehicles, industrial facilities, and power plants.

The emission of these air pollutants diminishes air quality and poses a significant health hazard. As can be seen from this brief discussion of the sources of air pollution, the level of emissions is directly linked to the use of motor vehicles. Daily automobile travel from the North County to the employment centers of metropolitan San Diego is a primary cause of air pollution in the regional area. Another source is stationary emitters, known as source points, such as factories and industrial areas.

Air pollution standards are set by the state and federal governments and are administered and enforced by a combination of agencies including the Air Pollution Control District and individual cities. Within the San Diego basin, state and federal standards for lead, sulfur dioxide, nitrogen dioxide are being met, but standards for ozone levels have not been attained. Ozone levels are generated locally within the basin and are also transported by prevailing winds from the Los Angeles area. It is difficult for the APCD to determine exactly how much of San Diego County's air pollution is transported from the Los Angeles area and how much is generated by individual cities. However, with the passage of the Clean Air Act of 1988, jurisdictions must meet California standards for air quality, which are more rigorous than federal standards, and APCD is developing methods to track individual cities' contributions to regional air pollution problems.

Updated Air Quality Management Plans (AQMP) are also a requirement of the Clean Air Act and must be adopted by June 1991. Although the City of Escondido cannot alone solve the regional air quality problems, the City can reduce locally generated pollutants through appropriate General Plan policies.

1. Policies Regarding Air Quality

Air Quality Policy J1.1:

Because emissions from motor vehicles have been shown to be a direct contributor to air quality degradation, the City shall implement the following measures within its jurisdiction to reduce the number of vehicular miles traveled:

- (a) The City shall participate in the implementation of Transportation Demand Management programs on a regional basis.
- (b) The City shall adopt zoning mechanisms which allow child care centers, in compliance with State regulations, to be located near centers of employment. An incentive plan for employer participation shall be adopted.
- (c) The City shall restrict, whenever possible, all unnecessary vehicle trips during episode violations as defined by the State Air Resources Board.
- (d) The City shall provide, whenever possible, incentives for car pooling, flex-time, shortened work weeks, and telecommunications and other means of reducing vehicular miles traveled.

**Air Quality
Policy J1.2:**

The City shall encourage the increased use of public transportation through the following measures:

- (a) Implementation of the policies regarding public transit in the Circulation Section of the Community Development Element. These policies stress achieving a balance of transportation opportunities through a variety of means. Policies in this section are intended to supplement but not replace other policies.
- (b) The City shall coordinate efforts with the North County Transit District and other appropriate transit agencies for all new subdivisions, large multi-family, and commercial developments along existing public mass transit routes. These developments shall be required to provide proof of consultation with a public transit agency.
- (c) The City shall continue to support efforts to connect a commuter rail line between Oceanside and Escondido and shall develop a program to acquire the right-of-way within the City's boundaries. The City shall also support and encourage efforts to build a commuter rail line between Escondido and the City of San Diego.
- (d) Residential densities at Urban II or higher shall be considered along transit routes to promote ridership or public transit.

**Air Quality
Policy J1.3:**

The City shall establish programs with Caltrans to develop park and ride facilities within the city. These programs shall include, but not be limited to, the adoption of an ordinance for collecting impact fees or in-lieu land dedication during the review process to develop the park and ride facilities.

**Air Quality
Policy J1.4:**

The City shall adopt policies specifying the location and number of drive-through facilities permitted within the City and shall provide design criteria which will reduce the amount of time spent by vehicles in lines.

**Air Quality
Policy J1.5:**

The City shall establish criteria in consultation with the Air Pollution Control District (APCD) to determine the significance of air quality impacts of proposed developments in conjunction with environmental review. Such criteria shall consider if potential emissions exceed air quality standards, if the proposed project is consistent with the adopted air quality management plan, and if the proposed project would expose sensitive receptors (schools, hospitals, convalescent homes) to substantial pollutant concentrations. Appropriate mitigation measures shall also be required for proposed developments.

**Air Quality
Policy J1.6:**

The City shall work with the APCD to establish procedures to review potential stationary emitters or source points of air pollutants during environmental and project review. These procedures will implement AB3205 which prohibits any city or county from issuing final occupancy permits for any business or project emitting air pollutants until requirements of the APCD are met.

**Air Quality
Policy J1.7:**

As proposed by this General Plan and its Land Use Plan, the City will maintain land use patterns that reduce vehicular trips by implementing the following measures:

- (a) New planned neighborhood commercial centers located within new residential areas and shall be linked by pedestrian and bicycle lanes.
- (b) Shopping centers, public meeting facilities, churches, libraries, and day care centers shall generally be considered compatible and locational considerations for these uses should include proximity to each other to potentially allow for combination of trips.
- (c) The City will require all large developments which evaluate to examine the proximity and location of public transit lines and of other large trip generators within the vicinity.
- (d) High density residential development should be located near employment and shopping facilities to reduce the number of trips generated.

**Air Quality
Policy J1.8:**

Because landscaping can reduce the radiant heat generated by paved surfaces and, through photosynthesis, reduce harmful pollutants in the air, the City shall develop special landscaping standards in conjunction with the Open Space and Community Development Elements to reduce the radiant heat. These standards shall include, but not be limited to, the provision of turf block surfaces for emergency access lanes and installation of drought-resistant canopy and street trees. The City shall also encourage the planting of drought-resistant trees in all areas of the City to mitigate air quality impacts associated with developed projects.

**Air Quality
Policy J1.9:**

The City shall revise the elements of the General Plan as necessary when the updated Air Quality Management Plan prepared by APCD is completed.

**Air Quality
Policy J1.10:**

The City shall continue to participate in regional planning efforts to attain state and federal air quality standards.

**Air Quality
Policy J1.11:**

The City shall adopt an ordinance controlling the use of products which are manufactured from chlorofluorocarbons (plastic foam) including food containers and insulation.

**Air Quality
Policy J1.12:**

The City shall encourage the implementation of passive solar energy systems for space and water heating.

**Air Quality
Policy J1.13:**

The City shall implement programs to achieve energy efficiency and reduction in peak energy demands within public buildings.

K. BIOLOGICAL RESOURCES

Numerous rare and endangered plant and animal species thrive in the undeveloped areas around Escondido. These plants and animals are a nonrenewable resource that shall be protected. Measures shall be taken to ensure that development does not encroach on important habitat or block the movements of wildlife within their natural range. The policies below are designed to minimize the conflict between resource protection and development.

1. Policies Regarding Biological Resources

**Biological
Policy K1.1:**

Development shall be sensitive to significant biological resources within the Planning Area (including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation), and appropriate measures shall be implemented to minimize potential adverse impacts. Development proposals for projects in such areas, identified as environmentally sensitive on must include a detailed inventory of these resources conducted by an independent and professionally qualified wildlife biologist. The proposal shall include appropriate mitigation measures, such as buffering and setbacks and revegetation plans, to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.

**Biological
Policy K1.2:**

Escondido's significant riparian habitat areas shall be identified by survey and/or the environmental review process, and measures must be taken to ensure their proper management and protection.

**Biological
Policy K1.3:**

Development proposals for sites containing riparian habitat areas shall include a survey of the riparian resources as well as appropriate methods for mitigating any adverse impacts of development in these resource areas. This includes mitigation of impacts associated with flood control measures. Appropriate mitigations shall be determined in consultation with the State Department of

Fish and Game (U.S. Fish and Wildlife, if applicable) and at a minimum include buffering and/or setback requirements.

**Biological
Policy K1.4:**

If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner or homeowners' association to restrict access to the sensitive area.

**Biological
Policy K1.5:**

The following uses shall be prohibited in riparian areas: confinement of livestock, dumping or disposal of refuse; and any structural improvement other than those permitted by appropriate agencies.

**Biological
Policy K1.6:**

Significant stands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement value shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.

GROWTH MANAGEMENT

GROWTH MANAGEMENT POLICIES PLAN



to ensure that the quality of life standards are met at a timely and acceptable degree. This strategic approach is sensitive to both community policy facilities and services needs, as well as the overall quality of urban environment throughout the planning area.

The growth management element is the vehicle for coordinating all growth and development of these elements through public improvements and private development. While these policies apply primarily to residential development, the facilities and services needs of commercial development shall be considered in the long-range planning of this element.

B. NEIGHBORHOOD OR "TIER" AREAS

To enhance the overall quality of providing all urban facilities and services based upon the quality of life standards and the community facilities element, specific programs shall be used to meet the needs of each area.

The areas shown, but are essentially the most solid or effective programs shall contain would be the area within the City limits of Sacramento, the agency of urban boundaries and the planning area.

However, such jurisdictional areas are typically based upon political or social policy factors and are subject to change through administrative changes or spheres of influence boundary changes. Therefore, alternative neighborhood or "tier" definitions have been designed to show primary areas such as agricultural, existing land use and land use designations, and physical boundaries such as spheres of influence.

The neighborhood are also used and defined by the Local Use Element. It defines the boundaries and the neighborhood source, they are designated by type and neighborhood establish a framework for future management actions.

The area for the Sacramento General Plan are as follows:

VI. GROWTH MANAGEMENT

A. INTRODUCTION

The purpose of the growth management element is to provide a link between the land use, community facilities, open space elements and specific implementation techniques such as zoning ordinances, capital improvements programs, impact fee requirements, design guidelines, etc. The growth management system addresses the following factors in the development process:

- Location
- Amount
- Rate
- Type
- Density
- Quality
- Timing
- Financing

Most of these factors are detailed in the land use and community facilities elements. The growth management element provides the direction for strategic implementation to ensure that the quality of life standards are met in a timely and acceptable manner. This strategic approach is sensitive to both communitywide facilities and services needs, as well as localized needs of various neighborhoods throughout the planning area.

The growth management element is the vehicle for integrating the goals and objectives of these elements through public improvements and private development. While these policies apply primarily to residential development, the facilities and service needs of nonresidential development shall be considered in the implementation of this element.

B. NEIGHBORHOOD OR "TIER" AREAS

To implement the strategic aspects of providing adequate facilities and services based upon the quality of life standards and the community facilities element, specific geographic areas must be used to meet the needs of such areas.

The most obvious, but not necessarily the most useful or effective geographic delineations would be the area within the City limits of Escondido; the sphere of influence boundaries; and the planning area.

However, such jurisdictional areas are typically based upon political or broad policy factors and are subject to change through annexation requests or sphere of influence boundary changes. Therefore, alternative neighborhood or "tier" delineations have been designated using planning criteria such as topography, existing land use, land use designations, and physical boundaries such as streets or ridgelines.

The neighborhoods are described and depicted in the Land Use Element. In addition to the boundaries and the neighborhood names, tiers are designated by type and number to establish a framework for growth management policies.

The tiers for the Escondido General Plan are as follows:

1. Urbanized (Tier 1):

Areas which are almost entirely within existing City boundaries; largely developed but with limited in-fill opportunities; urban level public facilities and services available; certain areas are likely to redevelop in the future.

2. Urbanizing:

Areas which are either partially developed or are designated for urban development in the Land Use Element; includes both City and County Territory, often with irregular boundaries; urban level public services available in certain locations. Three subcategories for this tier are as follows:

(Tier 2A): a. Neighborhoods

These areas are predominantly residential in character, and the overall pattern of development and urban services has been established. However, there are significant vacant infill parcels, which could accommodate both additional residential development and needed community facilities.

(Tier 2B): b. Transitional Areas

These areas are generally located on the fringe of the existing urbanized and urbanizing areas, and existing development is typically of an "estate" residential character, with limited public services and facilities. Most development in these areas has occurred under County jurisdiction; however, in certain cases, residents may eventually desire urban services, including sewer service, and may request annexation to the City.

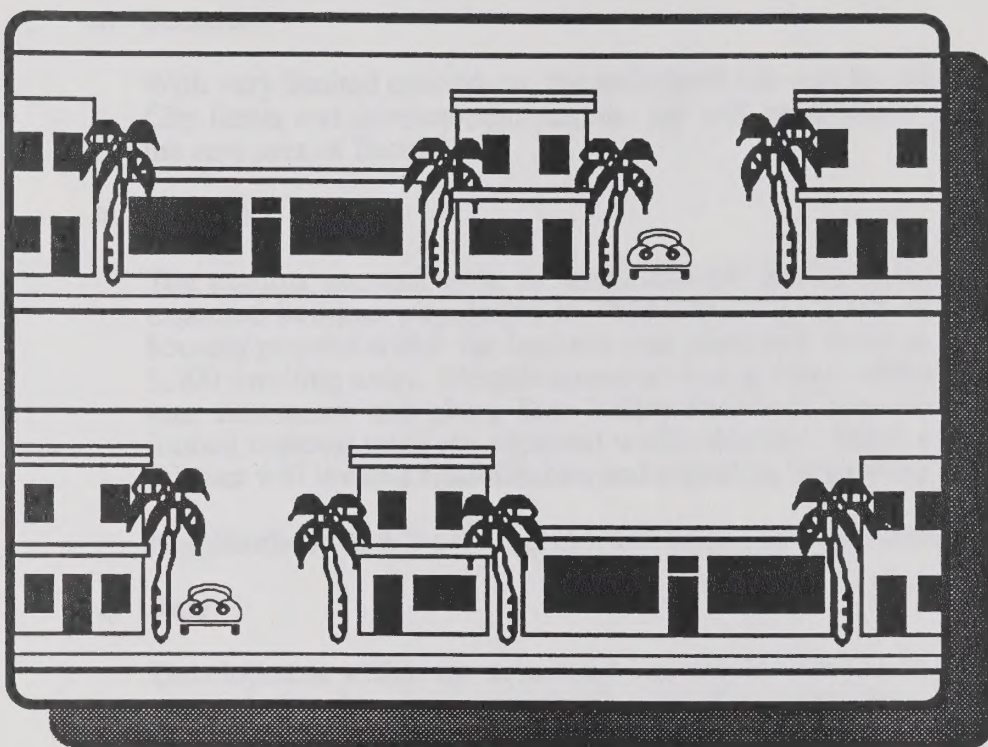
(Tier 2C): c. New Communities

These areas are currently undeveloped and isolated from existing urban development, but will eventually contain urban development. Growth in these areas will be regulated by a Specific Plan, which is tailored to specific conditions of the area.

3. Rural (Tier 3):

These areas are currently partially developed with rural residential uses, but are largely undeveloped and are mainly under County jurisdiction. Future development will continue to be limited to rural residential and related uses, including agriculture and open space preserves.

GROWTH MANAGEMENT POLICIES PLAN



C. GROWTH MANAGEMENT POLICIES BY TIER AREAS

The following policies represent the basis for the establishment of the tier areas, as well as the development policies, based upon adequate and timely provision of facilities and services within the tiers. The boundaries should be reviewed annually and significant adjustments may be permitted through the General Plan amendment process if findings can be made relating to the county need for such adjustments. Minor refinements in the boundaries may occur in processing Subarea Facilities Plans based upon existing streets, development or lot configurations.

1. Tier 1—Urbanized Areas

a. Location

With very limited exceptions, the urbanized tier and its subareas are within the City limits and development patterns are well established. This tier represents the core area of Escondido.

b. Amount

The existing population in the urbanized tier is approximately 72,000 and the expected buildout population is 78,000-80,000. Infill development and new housing projects within the land use area plans will result in an additional 2,500-3,300 dwelling units. Neighborhood-servicing retail, office development in and near downtown and along East Valley Parkway, new planned industrial and limited regional retail are expected within this tier. Much of the development in this tier will involve rehabilitation and recycling of existing structures.

Neighborhood and "pocket" parks will be emphasized community facilities.

c. Rate

Development within the urbanized tier will involve infill projects which may proceed after the adoption of the General Plan, area plans, and appropriate ordinances. Rehabilitation and recycling projects will occur with the land use area plans which will improve existing housing stock and create opportunities for new low- and moderate-income housing. It is expected that such development will average 150-200 dwelling units annually.

d. Type

- (1) Because the urbanized tier is primarily infill, it is expected that the majority of the new housing units will be condominium and apartment type consistent with land use designations and area plan goals and objectives.
- (2) Nonresidential development will continue to occur as infill projects and re-development of existing structures. With an aging population regionally, it is expected that proposals for specialized residential care facilities will continue.

e. Density

- (1) Higher density development (up to 24 dwelling units/acre) will occur near the downtown area, both within the Downtown Specific Planning Area and in multifamily zones already established.
- (2) The redevelopment of the area west of South Escondido Boulevard will also include higher density development through implementation of an area plan. With affordable provisions in development proposals, densities could attain 30 dwelling units per acre if consistent with the area plan goals and objectives. However, open space requirements, the provision of neighborhood parks and the encouragement of child care facilities will likely result in an overall density near 20 dwelling units/acre.

f. Quality

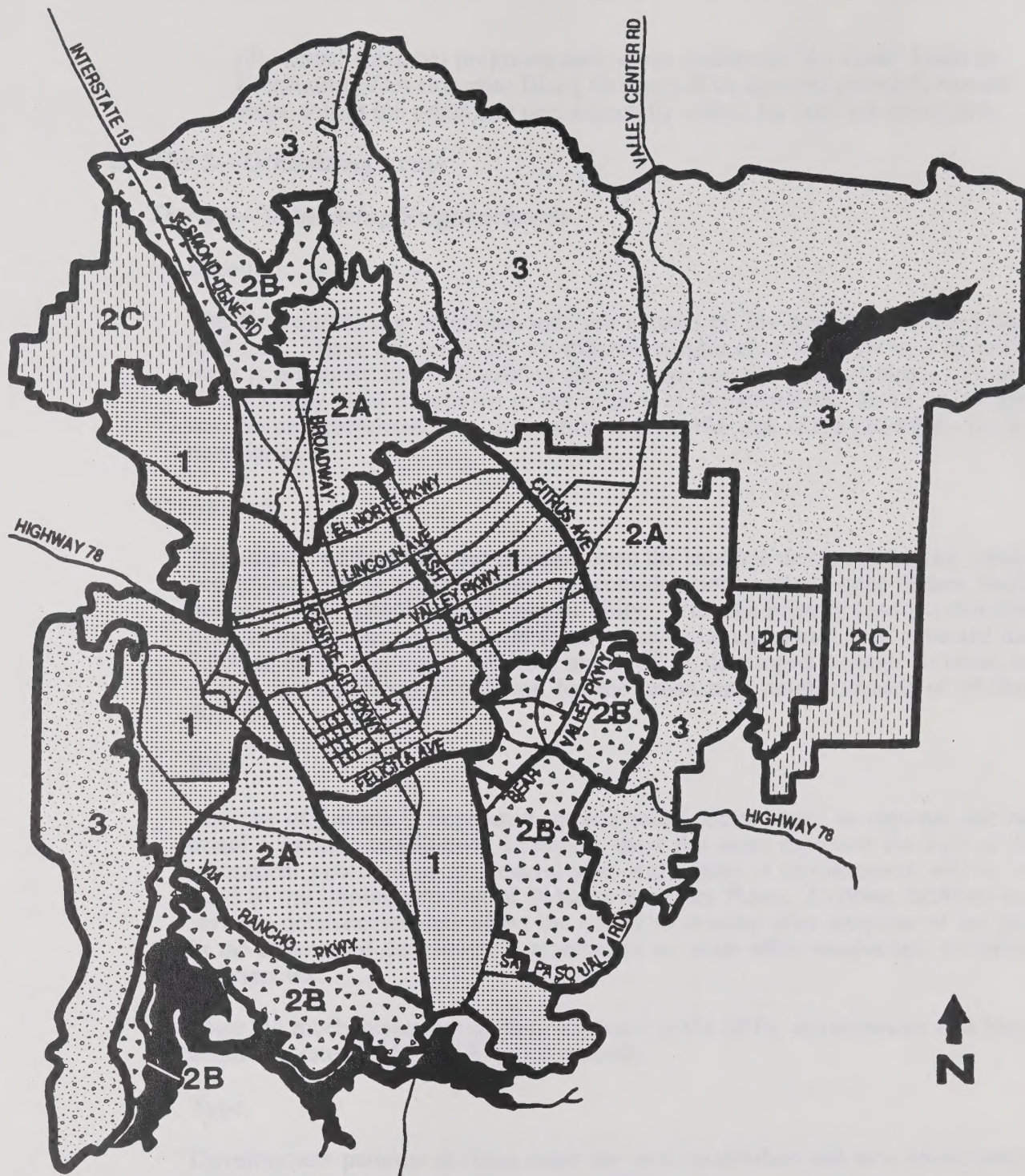
- (1) Design guidelines have been adopted for the Downtown Revitalization Area and design review will continue to apply to multifamily and nonresidential projects.
- (2) The Old Escondido Neighborhood Area Plan will include design criteria with the intent of preserving the single family character of the area and recognizing the historical significance of many of its structures.
- (3) Area plans for the South Escondido, East Valley Parkway, I15 and Highway 78 corridors will include design criteria and review processes intended to improve the aesthetic and economic vitality of those areas.
- (4) Neighborhood improvement programs for the rehabilitation of appropriate areas within the urbanized tier will enhance the physical appearance and integrity of these areas.
- (5) Emphasis will be given to neighborhood or pocket parks and open space areas, as well as pedestrian orientation in project design.

g. Timing

- (1) New development may proceed subject to zoning consistent with the General Plan land use designation.
- (2) Development within land use area plans (East Valley Parkway, South Escondido Boulevard corridor and the residential area to the west, the Downtown Specific Plan, the industrial areas along the I15 and Highway 78 corridors and south of the Downtown SPA between Centre City Parkway and Spruce may be restricted until such plans are adopted unless it can be clearly demonstrated that development proposals will further the Goals and Objectives of the area plans as stated in the Land Use Element.

h. Financing

- (1) New development will be subject to impact fees.
- (2) The capital improvements program will give a high priority to projects which have a direct benefit to the urbanized tier.



GROWTH MANAGEMENT TIERS

Figure VI-1

- (3) Other financial programs such as tax increment "set aside" funds or Community Development Block Grants will be directed primarily toward areas within the urbanized tier, especially within the land use area plans.

2. Tier 2—Urbanizing Areas

Tier 2A—Urbanizing Neighborhoods

a. Location

The four urbanizing neighborhoods are located on the perimeter of the urbanized tier. These are relatively established neighborhoods where new development is primarily infill. Facilities and services are generally available but deficiencies may exist in relation to the quality of life standards. Some of the area may be unincorporated but annexation is probable, due to the proximity to City boundaries.

b. Amount

The amount of development is based upon the land use designations with certain constraints, due to the environmental considerations such as steep slopes, facilities needs and neighborhood compatibility. With the primary land use designations in these areas in the single family residential categories, it is expected that 7,600 to 8,100 additional dwelling units will be developed through buildout, resulting in total likely population for the urbanizing neighborhoods of 48,000-50,000.

c. Rate

The rate of growth is dependent upon external factors such as regional and national economic conditions. However, these tier areas represent the bulk of development potential in the general plan and timing of development will be related to the implementation of Subarea Facilities Plans. Existing facilities and services deficiencies may affect the ability to develop after adoption of the plan in the absence of development agreements or some other mechanism to correct deficiencies.

Once the mechanisms are in place pursuant to the SFPs, development will likely occur at a rate of 350 to 450 units annually.

d. Type

Development patterns in these areas are well established and new development will be similar in type to ensure compatibility. Land use designations will result in development standards to ensure consistency with General Plan policies, including density, design, facilities, and environmental considerations.

A full range of community facilities will be provided in urbanizing neighborhoods.

e. Density

While Urban I and Estate II are the predominate categories in the urbanizing neighborhoods, it is likely that maximum densities will not be attained in most instances, due to environmental constraints, land use compatibility, and need for public facilities and open space within residential areas.

f. Quality

Design of new development, including residential, nonresidential and public facilities, shall be consistent with design policies in the General Plan and zoning ordinance. Additional design policies and guidelines may be adopted for each neighborhood by resolution or as part of the Subarea Facilities Plan. The basis for such policies and guidelines will be an attempt to create a positive identity for each neighborhood.

New development should reflect upgraded standards in terms of architecture, landscaping, bulk and site design.

g. Timing

New development, including nonresidential development in residential areas by Conditional Use Permit, may proceed when consistent with the Subarea Facilities Plan adopted by the City Council. The SFP will include provisions to ensure that the quality of life standards and policies in the Community Facilities Element are met and maintained.

In adopting the SFP, the City Council will determine the relationship of the timing of development and the provision of adequate facilities and services.

The SFP shall also be presented to the County where unincorporated areas are included in the urbanizing neighborhood. Through County adoption of the SFP or an agreement with the County, proposals in unincorporated territory will be included within the SFP. The City shall also evaluate the relationship of annexation proposals with the adopted SFP.

In general, development should not occur if deficiencies exist pursuant to the quality of life standards and Community Facilities Element except as authorized by the City Council in the timing provisions of the SFP.

h. Financing

Development shall be subject to impact fees established by ordinance for communitywide facilities and those required by the SFP. In addition, the SFP will include a number of financing mechanisms which will assure the provision of facilities related to new development as adopted by the City Council.

Capital improvements programs, reimbursement methods and assessment districts may be among the considerations for provision of adequate facilities and services consistent with the General Plan. If the capital improvement program of the City and, where applicable, of the County are depended upon for the provision of public facilities, the timing of development may be affected.

The use of development agreements which will ensure the timely provision of community facilities in adequate levels for new and existing development in return for timing assurances are encouraged.

The City's intent to propose County adoption of the SFPs where applicable is to ensure equitable participation in financing mechanisms and timing policies adopted in the SFP for proposals in the City and the County.

3. Tier 2B - Transitional Tiers

a. Location

These tier areas are located in areas primarily in unincorporated territory although some land within the City does exist. While estate and rural development is established in the transitional Tiers, considerable developable land exists.

b. Amount

Because of the estate and rural designations, it is anticipated that approximately 500-800 additional units will be developed in the Transitional Tiers. It is expected that this will result in an additional 1,350-2,160 people in these areas for a total population of approximately 13,000.

c. Rate

Because annexation would be required to provide City services such as sewer to the majority of the areas within the transitional tiers, it is expected that development will be relatively incremental. With the exception of the development agreement existing within the Bernardo Mountain SPA for 82 units, the rate of development should not exceed 3050 units annually.

d. Type

New development will be estate and rural with larger residences typical of such densities. Potential exists for nonresidential uses allowed by Conditional use Permits, such as churches, due to existing large lots. Community facilities expected are primarily open space areas and trail systems.

e. Density

Due to the estate and rural land use designations, environmental protection requirements and open space policies, these areas will generally include very low density development.

f. Quality

Design policies adopted in the Subarea Facilities Plan shall apply. It is expected that estate and rural development will result in high quality architecture. Open space policies for the protection of steep slopes, ridgelines and environmental resources will also ensure high quality development.

g. Timing

Small infill development of single family residences will occur without the need for a Subarea Facilities Plan primarily in the County. Development requiring City services and involving larger development such as a planned development, tentative subdivision map or nonresidential development may only proceed pursuant to an adopted SFP.

Since such development is likely to occur in conjunction with annexation requests, SFPs shall be required in conjunction with the processing of an annexation at the discretion of the City Council.

As in the urbanizing neighborhoods, close coordination of development proposals shall be maintained between the City and the County to ensure that adequate public facilities and services are provided in a manner consistent with the applicable SFP.

h. Financing

Development shall be subject to impact fees and financing requirements of an applicable SFP as in the case of urbanizing neighborhoods. In many instances, development proposals requiring the annexation of a larger unincorporated area will require the establishment of assessment districts or other appropriate financing mechanisms to correct existing deficiencies prior to development.

The use of development agreements which will result in the provision of facilities and services consistent with the General Plan for new and existing development are encouraged.

4. Tier 2C—New Communities

a. Location

New communities include peripheral areas which are subject to specific plans. They are removed from urbanized areas of the City by distance and/or topography. The location of development within the tier areas shall be carefully considered in the specific plans, due to considerations for environmental resources, viewshed, topography, the efficient provision of public services and the specific conditions of the area.

b. Amount

The amount of development in the Cloverdale and Mesa Rock areas have been established by development agreements. The Valley View areas will include residential development as designated in the applicable SPA text in the General Plan and is subject to variation through development agreements as approved by the City Council. Future development agreements and specific plans will also establish the intensity of nonresidential facilities such as parks, trails, commercial uses, golf courses, etc., if included in the specific plans.

c. Rate

The rate of development is completely dependent upon the timing policies of the Subarea Facilities Plan and specific plans adopted by the City Council. Detailed phasing will be established as part of the specific plans, SFPs and development agreements adopted.

d. Type

The type of development will be master-planned, residential projects which may include small neighborhood commercial uses, extensive active and passive recreational facilities and open space, and where appropriate, community facilities such as fire stations, schools, and parks. A wide variety of product types will occur including estate and rural lots, smaller single-family residential, and attached units. The clustering of units will result from preserving large open space areas, especially to preserve habitats, community viewsheds and ridge-lines.

e. Density

In general, overall densities shall be estate or rural in nature. Densities in developed areas shall reflect development policies in the General Plan such as the protection of natural terrain, environmental resources, ridgelines, community viewsheds, and land use compatibility.

f. Quality

Because these areas are subject to specific plans and likely subject to development agreements, development shall reflect the highest quality in design and overall benefit to the community. Detailed standards shall be included in the specific plans.

g. Timing

Development may only proceed consistent with a specific plan, SFP and applicable development agreement. Generally, development should not occur prior to the buildout of the urbanizing neighborhood area (Tier 2A). Through the specific plan requirements or through an applicable development agreement deficiencies can be satisfied, the timing of development may be accelerated as authorized by the City Council.

The acceleration of the timing of development through a development agreement shall be based upon facilities and services standards exceeding the quality of life standards; the provision of sites and facilities within the project area needed to implement the community facilities element objectives for other tier areas; and/or if the new community provides facilities or financing to correct deficiencies in other tier areas.

The City Council shall determine the relationship of timing with the above criteria through the development adoption process.

3. Capital Improvements Program

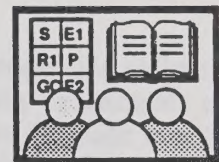
The Capital Improvements Program (CIP) shall give the highest priority to projects which directly benefit the urbanized tier. The CIP shall also be evaluated in relation to participation in Subarea Facilities Plans as determined by the City Council. The Quality of Life Standards will guide the development of the CIP for existing development.

4. Exemptions

The City Council may exempt projects involving a total of four or fewer dwelling units from the timing restrictions of this element provided that it is demonstrated that such exemptions will not substantially conflict with the intent of the growth management element, land use area plans, Subarea Facilities Plans or other General Plan policies related to development projects.

GENERAL PLAN IMPLEMENTATION

❖ ZONING ORDINANCE



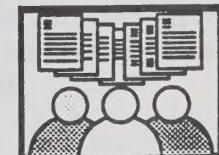
❖ DEVELOPMENT REVIEW
PROCESS



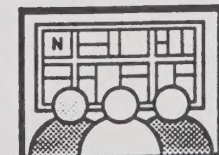
❖ SPECIAL TECHNIQUES



❖ GENERAL PLAN REVIEW



❖ DEVELOPMENT MONITORING



VII. IMPLEMENTATION

A. INTRODUCTION

The General Plan establishes the goals and policies which guide the development within the City of Escondido; however, it does not specifically explain how the goals and policies are to be implemented. Policies in the Land Use Element and other applicable elements must be referenced in conjunction with implementation policies. Direction for implementation is provided in the following policies which takes direction from Goal #12 of the Community Goals and Objectives requiring "certainty in implementing the General Plan.

B. ZONING ORDINANCE

As a result of new General Plan land use designations, not all properties reflect consistent zoning. Government Code 65860 requires that city zoning ordinances shall be consistent with the adopted General Plan. Provisions are made in the state law to allow a city reasonable time to amend its zoning ordinance to be consistent when amendments are made to its General Plan. As such an interim ordinance will be adopted while the zoning code is updated with its permanent zoning ordinance.

1. Policy Regarding the Interim Zoning Ordinance

Interim Zoning

Policy B1.1:

The City shall adopt an interim zoning ordinance to regulate growth and development until a permanent zoning ordinance consistent with the General Plan is adopted.

2. Policies Regarding the Permanent Zoning Ordinance

Permanent Zoning

Policy B2.1:

The development standards and regulations found in the existing City zoning categories should only serve as a guide when comparing the General Plan designations. Existing zoning may be able to adequately implement the General Plan with some modifications. New zoning categories shall be considered in areas where the City's existing zoning will not adequately implement the goals and objectives of the General Plan.

**General Plan
Land Use**

Rural I, Rural II
Estate I, Estate II
Suburban, Urban I
Urban II
Urban III
Urban IV
Office
Office
General Commercial
SPA #11
General Commercial
(No General Plan Designation)
General Commercial
General Industrial/Light Industrial/
Industrial Office
General Industrial/Industrial Office
Industrial Office
General Industrial/Light Industrial/
Industrial Office
Light Industrial

City Zoning

Residential Agriculture (R-A)
Residential Estate (R-E)
Single-Family Residential (R-1)
Light Multiple Residential (R-2)
Medium Multiple Residential (R-3)
Heavy Multiple Residential (R-4)
Hospital Professional (H-P)
Commercial Professional (C-P)
General Commercial (C-G)
Central Business District (CBD)
Tourist Commercial (C-T)
Commercial Neighborhood (CN)
Planned Development Commercial (PD-C)

Light Industrial (M-1)
General Industrial (M-2)
Industrial Office (I-O)

Planned Development Industrial (PD-I)
Industrial Park (I-P)

Permanent Zoning

Policy B2.2: The City shall update and revise the zoning, grading and subdivision ordinances to reflect the goals, objectives and policies in the adopted General Plan. Implementation of these revisions will require adequate time to perform detailed analysts and studies to meet this goal.

Permanent Zoning

Policy B2.3: Zoning overlays may be considered within land use area plans to further advance General Plan policies and City programs especially with Land Use Area Plans.

Permanent Zoning

Policy B2.4: An ordinance or resolution shall be adopted which provides detailed and uniform methods of calculating density for residential projects.

Permanent Zoning

Policy B2.5: Clear and precise definitions of constrained lands and density transfer calculations for slopes, natural floodways and environmentally sensitive areas shall be included in the Zoning Ordinance.

C. DEVELOPMENT REVIEW PROCESS

The City's development review process involves the examination of development proposals for their conformance with City policies, standards and regulations as well as adequacy of public facilities through the Subarea Facilities Plans, Capital Improvements Program and other financing mechanisms. Through the active participation of several City departments, this process has the most direct influence on the City's ability to carry out the primary development goals and policies of the General Plan. Key components of the development review process include: Conventional Zoning, Subdivisions, Planned Development, Specific Plans, Environmental Review, and Permit Review.

1. Policies Regarding Zoning Designations

Zoning

Policy C1.1:

The City shall evaluate current zoning designations to determine adequacy for implementing new General Plan policies. New designations may be established.

Zoning

Policy C1.2:

Zoning applied throughout the City in consideration of the surrounding zoning pattern of the area to ensure compatibility, and consistency with the land use designations.

Zoning

Policy C1.3:

Locational and operational characteristics shall be considered when establishing zoning designations to ensure appropriateness.

Zoning

Policy C1.4:

Criteria shall be established ensuring that zoning applied to an area will provide the opportunities to meet General Plan policies and standards such as community facilities, housing, and open space.

2. Policies Regarding Subdivisions

Subdivision

Policy C2.1:

Site design considerations for subdivisions shall include the limitation of two-story dwelling units within a development to avoid adverse streetscapes and visual impacts.

Subdivision

Policy C2.2:

The City shall consider increasing and/or establishing subdivision and/or design standards for street trees, design features, floor area ratios, height, bulk, and separation.

Subdivision

Policy C2.3:

The City shall review its street and public works requirements and identify circumstances where these requirements could be modified in the Rural and Estate land use categories.

**Subdivision
Policy C2.4:**

Subdivisions should avoid the use of panhandle lots and unusual lot slopes except to preserve slopes, ridgelines, habitat areas, and other resources identified in the Open Space/Conservation Elements.

3. Policies Regarding Planned Development Zoning

**P.D. Zoning
Policy C3.1:**

Planned Development Zoning shall be used to address unique characteristics of a development site and the surrounding land uses to better implement the goals and policies of the General Plan but not to attain maximum yield. **(Amendment to this policy is subject to voter approval.)**

**P.D. Zoning
Policy C3.2:**

Development proposals involving Planned Developments shall address and/or include, if applicable:

- a. visual impacts of the development from the Valley floor and from adjoining properties;
- b. preservation of the natural setting by minimizing earth movement and removal of native vegetation and by using compatible building materials, textures and colors;
- c. grading, erosion control and revegetation/ landscaping requirements;
- d. preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access;
- e. implementation of appropriate management techniques in areas of rare and endangered plant and animal species;
- f. adequate buffers and separations from adjacent properties;
- g. superlative architectural design features of all structures;
- h. adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and
- i. preservation/maintenance of common open space or community area.

The Planned Development zoning ordinance may require further detailed information to achieve General Plan goals and objectives. **(Amendment to this policy is subject to voter approval.)**

**P.D. Zoning
Policy C3.3:**

Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Areas (SPA) (see provisions for clustering). **(Amendment to this policy is subject to voter approval.)**

**P.D. Zoning
Policy C3.4:**

Planned Development zoning should be limited to projects of adequate size and unique physical characteristics to effectively implement the appropriate policies. **(Amendment to this policy is subject to voter approval.)**

4. Policies Regarding Specific Planning Areas

**S.P.A.
Policy C4.1:**

Specific Planning Areas (SPA's) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally, SPAs should only be applied to larger areas and where community benefit can be demonstrated. **(Amendment to this policy is subject to voter approval.)**

**S.P.A.
Policy C4.2:**

Specific Plans shall not be utilized in a widespread manner to circumvent or modify the character or intent of ordinances, land use designations and/or City goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process. **(Amendment to this policy is subject to voter approval.)**

**S.P.A.
Policy C4.3:**

Specific criteria to evaluate the suitability of a site shall be established which shall include:

- a. The site should be of sufficiently large area to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area;
- b. The site should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the overall development plan;
- c. The site should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of at-

tractive landscaping and open space amenities left in their natural condition;

- d. The site should be of sufficient area and nature that lends itself to long-term development phasing (e.g., in excess of five years) which can effectively be monitored and controlled; and
- e. The site should require flexibility in planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements.

(Amendment to this policy is subject to voter approval.)

S.P.A.

Policy C4.4:

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed Plan for compliance with the following requirements which are in addition to requirements imposed by State Government Code Sections 65450, et seq.:

- a. Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g., appropriate restrictive covenants running with the land);
- b. Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured;
- c. Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible;
- d. All open space areas shall be identified and appropriate measures providing for their preservation shall be included;
- e. Design criteria, development regulations and building standards shall be provided sufficient to ensure that residential, industrial and commercial structures are compatible with the surrounding environment;
- f. Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed;
- g. Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described; and
- h. The Specific Plan demonstrates implementation of the goal and objectives of the General Plan and furthers the interests of the community.

(Amendment to this policy is subject to voter approval.)

S.P.A.**Policy C4.5:**

Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Area (SPA) (see provisions for clustering).
(Amendment to this policy is subject to voter approval.)

5. Policies Regarding Environmental Review**Env. Review****Policy C5.1:**

The City shall maintain its Environmental Quality Regulations in accordance with the California Environmental Quality Act, which requires environmental review of projects (public and private), including analysis and mitigation of on- and off-site impacts, as defined by CEQA.

Env. Review**Policy C5.2:**

Environmental review for specific projects shall be accompanied by sufficient technical data to determine consistency with General Plan policies related to the physical environment including, but not limited to; traffic, biology, air quality, noise, drainage, archaeological sensitivity, visual impacts, geotechnical and public facilities and services. This policy shall particularly apply in areas of sensitivity and constrained lands as identified in the Open Space Concept.

Env. Review**Policy C5.3:**

Mitigation measures specified in the General Plan Environmental Impact Report shall be applied for proposed development throughout the Planning Area.

Env. Review**Policy C5.4:**

Thresholds and special/sensitive areas shall be periodically reviewed and updated as more specific and recent information becomes available.

6. Policies Regarding Permit Review**Permit Review****Policy C6.1:**

The City shall review its guidelines and procedures for development to conform with the General Plan recommendations, Subarea Facilities Plans, Area Plans, and Quality of Life Standards.

Permit Review**Policy C6.2:**

For areas within environmentally sensitive areas, the City shall consider the location, extent and quality of the resource and appropriate mitigation measures.

Permit Review**Policy C6.3:**

The City shall review for consistency, the Guidelines for Grading Design with the General Plan policies and make necessary modifications.

D. SPECIAL IMPLEMENTATION TECHNIQUES

The General Plan establishes the rationale, goals, objectives, and policies for future actions within the community. However, since areas of the community differ in characteristic, topography, development potential, and intensity, special implementation programs provide a means to carry out certain objectives of the General Plan, which will benefit the community. These special implementation techniques include: clustering, open space management, development agreements, redevelopment and financing options.

1. Policies Regarding Clustering

Clustering is useful when trying to protect sensitive natural resources, avoid hazardous areas, or preserve the natural appearance of hillsides. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots through on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce cost of building and maintaining public road, and decrease grading in environmentally sensitive areas. In general, sites less than five acres are too small to benefit from the clustering concept.

The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories adjusted for natural floodways. The number of dwelling units actually permitted for development in a cluster development may be less following application of the following provisions that shall govern cluster development projects.

Cluster

Policy D1.1: Minimum Lot size standards for single-family cluster development shall be:

<i>Designation</i>	<i>Minimum Lot Size</i>
Rural I	2 acres
Rural II	1 acre
Estate I	20,000 square feet
Estate II	10,000 square feet
Suburban	7,920 square feet
Urban I	3,630 square feet

(Amendment to this policy is subject to voter approval.)

Cluster

Policy D1.2:

The provisions for clustering units shall be utilized only within Planned Development Zones or Specific Planning Areas. (Amendment to this policy is subject to voter approval.)

- Cluster Policy D1.3:** Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit. **(Amendment to this policy is subject to voter approval.)**
- Cluster Policy D1.4:** Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with Community Design (see Chapter V) and zoning policies. **(Amendment to this policy is subject to voter approval.)**
- Cluster Policy D1.5:** In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development. **(Amendment to this policy is subject to voter approval.)**
- Cluster Policy D1.6:** Under the clustering provisions, at least 50 percent of all residential lots must backup to open space areas. **(Amendment to this policy is subject to voter approval.)**
- Cluster Policy D1.7:** When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area. **(Amendment to this policy is subject to voter approval.)**
- Cluster Policy D1.8:** When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site. **(Amendment to this policy is subject to voter approval.)**
- Cluster Policy D1.9:** Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties. **(Amendment to this policy is subject to voter approval.)**

**Cluster
Policy D1.10:**

Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies. **(Amendment to this policy is subject to voter approval.)**

**Cluster
Policy D1.11:**

Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation. **(Amendment to this policy is subject to voter approval.)**

2. **Policies Regarding Open Space Management**
(Please Refer to Chapter V; Open Space/Conservation)
3. **Policies Regarding Development Agreements**

Development agreements allow the City to enter into a contract with a developer in which the City effectively promises not to change its planning or zoning laws applicable to the development for a specified period of time. In return, the developer would commit to construct specific improvements, provide public facilities and/or services, develop according to a specified time schedule or make other commitments which the City ordinarily cannot require of the developer.

**Dev. Agreement
Policy D3.1:**

Development Agreements may be permitted in Urbanizing 2A Tiers of the General Plan whereby facility deficiencies can be upgraded by a developer in consideration for a development commencing construction prior to adoption of a Subarea Facilities Plan.

**Dev. Agreement
Policy D3.2:**

Development Agreements for Specific Planning Areas #2 and 4 allowing increased density may be permitted in excess of the basic entitlement provided but not beyond the maximum stated in the SPA section if community benefits above and beyond the impacts of the project are provided. The yield/benefit determination shall be made by the City Council.

**Dev. Agreement
Policy D3.3:**

Development Agreements for residential projects shall specify the number of building permits to be allocated on a yearly basis and the correlated provision of facilities and/or financing for on-site or off-site community benefit.

Dev. Agreement**Policy D3.4:**

The City shall evaluate the duration of Development Agreements so as not to impair the response to community concerns and needs that change over time.

4. Policies Regarding Redevelopment

Redevelopment is a powerful tool for implementing the General Plan. As a potential source of infrastructure and public facility financing, redevelopment may help carry out the land use proposals of the land use element.

Redevelopment**Policy D4.1:**

The City shall evaluate the revenues allocated to the set-aside fund for low and moderate income housing and establish potential sites for placement of such housing within the redevelopment area.

5. Policies Regarding Financing Options

New growth and development add to the service and facility requirements of the City and other public agencies. Additional demand for ongoing services are financed by the operating revenues paid by new as well as existing development. However, the fiscal burden of these facilities is beyond the capacity of normal municipal revenues. In recognition of this fact, the utilities, growth management and public facilities policies state that the capital and facility needs generated by new development should be financed by new development.

Financing**Policy D5.1:**

The City will develop a comprehensive financial plan to implement the urban services standards and policies of the General Plan. Public facilities to be addressed in this financial plan shall include, but not be limited to, police, fire, roadways, parks, open space, schools, libraries, and other similar facilities outlined in the Quality of Life Standards. The plan shall include:

- a. projections of capital improvement costs necessary to implement the urban services standards contained in the adopted General Plan;
- b. projections of revenues, including development fees, which will be available to meet capital improvement needs;
- c. identification of necessary adjustments to fees and other revenue sources to meet projected capital improvement needs; and
- d. identification of long-term financing methods to allow for the construction of needed public improvements in a timely manner, based on projected growth and public service demands.

This plan shall be reviewed and updated periodically in order to assure that development fees and other revenue

sources are adequate to meet the objectives of the General Plan.

**Financing
Policy D5.2:**

At least every five years a comprehensive review of the financial plan shall be undertaken in conjunction with the update of the General Plan. This review will include a review of services standards and policies, and revised capital improvement cost projections based on any revised standards. The review shall also consider the costs of any new services or facilities being provided by the City, the school districts, and other public agencies affected by the General Plan.

**Financing
Policy D5.3:**

The following potential revenue and financing mechanisms available to meet capital improvement needs, should be examined by the City to meet community facilities' and services' needs:

- a. New development required to construct and dedicate to the City all public improvements directly attributable to the site. This includes sewer extensions, sewer laterals, street improvements, sidewalks, street lighting, fire hydrants, and the like.
- b. Traffic impact fees collected and adjusted sufficiently to fund the improvements necessary to serve new development. Periodic adjustments based on costs, and identification of needs, shall be considered in this fee adjustment.
- c. A percentage of gasoline tax revenue set aside annually to fund street-related capital improvements which are required to remedy existing traffic-related problems.
- d. Park fees adjusted sufficiently to fund the acquisition and improvement of local parks, community centers, and other specialized recreational facilities in accordance with the adopted acreage-to-population ratio as required to offset impacts of new development. Park fees shall continue to be used for all other appropriate purposes authorized by the Municipal Code.
- e. Water connection fees adjusted sufficiently to fund improvements required in the Water Master Plan.
- f. Sewer connection fees adjusted sufficiently to fund improvements required in the Wastewater Master Plan.
- g. Drainage master plan delineating drainage basins in order to anticipate and fund storm drain improvements.
- h. Consideration of appropriate financing mechanisms in existence or which shall become available pursuant to future

legislation, including but not limited to General Obligation Debt, Mellorroos financing, assessment and/or maintenance districts, Public Facilities Fees, Development Agreements, etc., to implement the Community Facilities and Growth Management Elements.

6. Policies Regarding Annexations and the Sphere of Influence

Annexation

Policy D6.1:

The City will not actively seek to annex unincorporated lands, except those lands owned by the City, and will rely instead on applications from property owners for proposed annexations to the City. Exceptions may arise to implement the Goals and Objectives of the General Plan.

Annexation

Policy D6.2:

Annexation proponents shall demonstrate that facilities, services, and infrastructure are adequate to serve the proposed annexation, in accordance with City standards and/or applicable Subarea Facilities Plans consistent with the growth management and community facilities elements. If existing and/or proposed public facilities and infrastructure are inadequate to serve the proposed annexation area, annexation may proceed only if it can be demonstrated that all necessary improvements will be financed by the property owner(s), and that such expansion of the City will not have unacceptable adverse fiscal or environmental impacts to existing City services or residents.

Annexation

Policy D6.3:

The City shall not provide services directly or indirectly to unincorporated areas unless there is a mutual agreement between the City and appropriate agencies, if any, to compensate for costs incurred. Such services must be consistent with facilities plans pursuant to the Growth Management and Community Facilities elements.

Annexation

Policy D6.4:

The City shall develop an annexation procedures manual outlining the steps and City policies regarding annexations. The manual will include, but not be limited to, applicant's responsibilities, requirements for environmental review, requirements for development plans, and fees for annexation.

Annexation

Policy D6.5:

The Sphere of Influence for the City of Escondido may be revised by the City and submitted to the Local Agency Formation Commission after final adoption of the General Plan. Thereafter, the Sphere of Influence may be revised and submitted to LAFCO, if necessary, concurrent with each five-year review of the General Plan.

**Annexation
Policy D6.6:**

The City will coordinate with the Local Agency Formation Commission to expand the Sphere of Influence to be coterminous with the Planning Area boundary when such expansion is deemed appropriate by the City.

**Annexation
Policy D6.7:**

The City shall routinely review its Planning Area boundary to identify areas which may be included. Modifications to the Planning Area boundaries shall be treated as General Plan Amendments.

E. REVIEW OF THE GENERAL PLAN

The Escondido General Plan reflects a twenty-year time horizon. This time frame allows for the systematic implementation of a desired land use pattern, circulation network, and facility installation. Adequate review of the General Plan is an important facet in its implementation. It allows the Plan to be adjusted in response to changing conditions, both internal and external, the availability of more recent planning data, and shifts in community values.

From time-to-time, these changing conditions may result in General Plan Amendment requests which should be carefully considered. In conformance with Section 65358(b) of the State Government Code, each mandatory element of the General Plan may be amended up to four times per year. Each amendment may include multiple changes to the General Plan. The policies below are intended to ensure greater predictability for both the development community and the public.

1. Policies Regarding Five Year Reviews of the General Plan**GP Review****Policy E1.1:**

The General Plan shall be comprehensively reviewed and updated as needed beginning in 1995 and at five year intervals thereafter.

2. Policies Regarding General Plan Amendments**GP Amendment****Policy E2.1:**

General Plan Amendment requests shall be required when proposals:

- a. request the development of the site for use or density/intensity other than indicated on the Land-Use Map or within the text of the General Plan;
- b. do not meet or exceed adopted Quality of Life Standards;
- c. request changes in or not substantially consistent with General Plan policies, goals or objectives;
- d. are determined by the City to be inconsistent with policies contained in the General Plan text;

- e. request designation of a new area as a specific Planning Area; or propose realignments of adopted neighborhood tier boundaries; or

**GP Amendment
Policy E2.2:**

When GPA request is submitted to the City, written findings must be submitted by the applicant to substantiate the need for the GPA. In reviewing these requests, the City shall consider the following criterion:

Whether physical, social, or city-wide economic factors or changes have made the plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare? Unless the applicant provides substantial documentation that the changes have occurred, the GPA request shall be denied.

**GP Amendment
Policy E2.3.**

Permitted land uses in the residential areas of the City shall be intensified only when the voters approve such changes. No General Plan Amendment or new Specific Planning Area shall be adopted which would:

- 1) increase the residential density permitted by law,
- 2) change, alter, or increase the General Plan Residential Land Use categories, or
- 3) change any residential to commercial or industrial designation on any property designated as:

Rural
Estate
Suburban
Urban

Unless and until such action is approved and adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such election. (Policy E2.3 added per voter approved Proposition "S" 11/3/98)

F. DEVELOPMENT MONITORING

1. Policies Regarding Population Objectives

**Population
Policy F1.1:**

The City Council will consider ordinances or policies intended to meet the maximum population objectives of 150,000 to 165,000 with a maximum anticipated population off 155,000. (Amendment to this policy is subject to voter approval.)

**Population
Policy F1.2:**

Land use designations and zoning classifications may accommodate maximum yields for one residential development proposal which may not be achievable due to conflict with the overall population objectives. In review of residential development proposals, population objectives may be considered to preserve the welfare of the community. **(Amendment to this policy is subject to voter approval.)**

SPECIFIC PLANNING AREAS

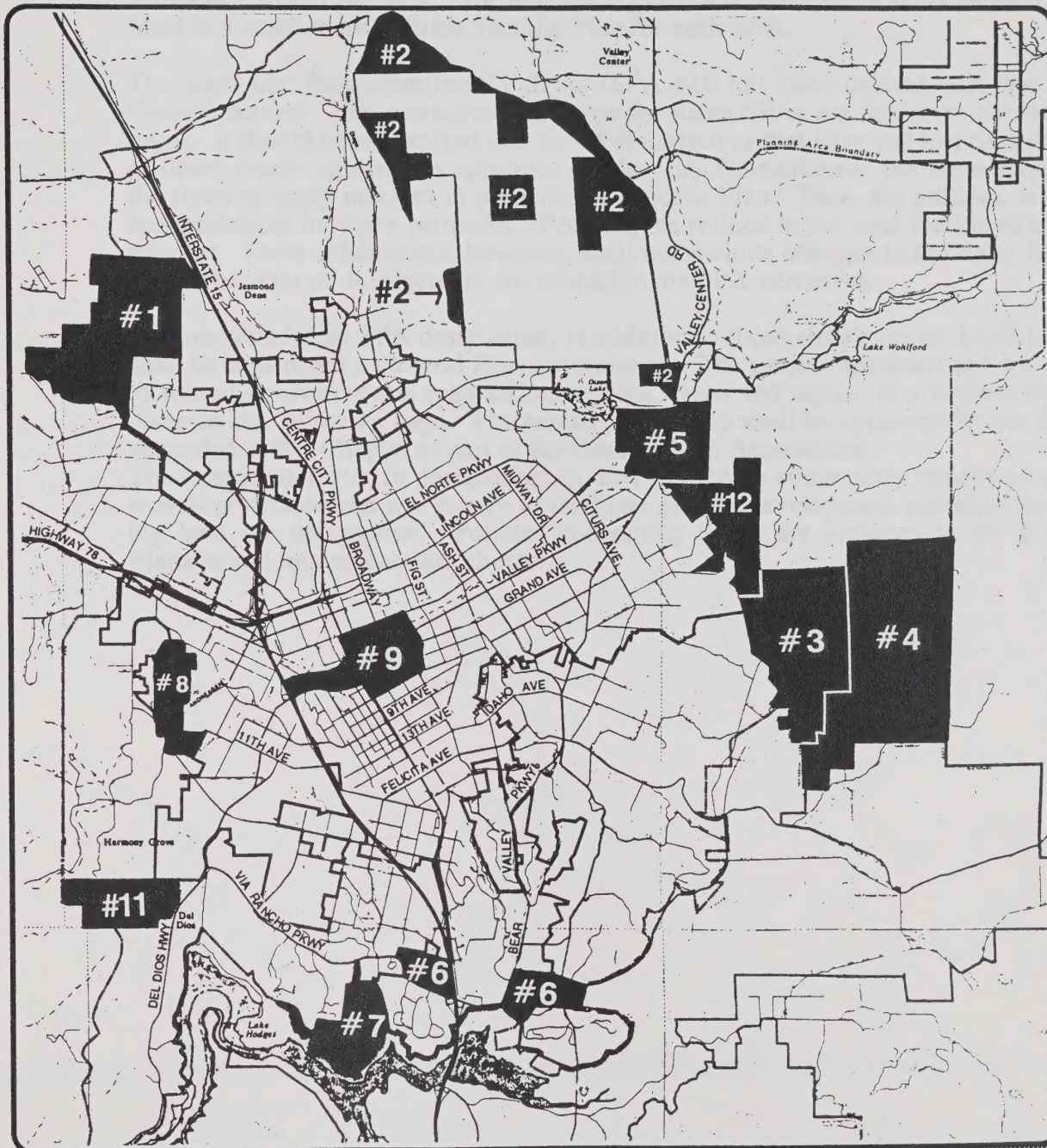


Figure VIII-1

VIII. SPECIFIC PLANNING AREAS

A. INTRODUCTION

A Specific Planning Area (SPA) is a land use category defined in the Land Use Element. This land use category will be applied in situations where comprehensive planning for an area is imperative. The situations appropriate for a Specific Planning Area designation are outlined in the Implementation Chapter, under "Special Implementation Techniques." Each SPA must include a narrative and map which generally describe the intended land use(s) and special provisions that should govern development within the SPA. These general guidelines are then to be embodied and refined in a much more detailed Specific Plan for each SPA.

The Land Use Plan identifies 11 SPAs (SPA #10 has been deleted pursuant to City Council action). The narratives and maps for these SPAs are found on the following pages. It should be recognized that the SPA narratives that have not had Specific Plans or development agreements approved by the City Council have not been subjected to the rigorous study inherent in preparing a Specific Plan. Thus, the policies, standards, and guidelines for these particular SPAs may be refined at the time the Specific Plan is adopted. These refinements, however, shall not include changes to the basic land uses or the character of development envisioned in the SPA narratives.

Any requests for an SPA designation, in addition to those shown on the Land Use Plan, shall be considered a General Plan Amendment. The project applicant will be required to submit a narrative and map addressing the issues and topics, in a fashion similar to those on the following page. The narrative and map shall be approved by the City and appended to this Chapter as part of the General Plan Amendment.

The overriding factor in designating an area as SPA is community benefit or environmental protection and not merely to facilitate greater development potential than existing land use designation. Policies concerning SPAs are included in the Land Use Element and Implementation chapter.

SPECIFIC PLANNING AREA #1

I. Location

The 980-acre Palos Vista property is located within the extreme northwest edge of the City. The City of San Marcos lies to the west and southwest with the Escondido Country Club and surrounding residential neighborhoods to the southeast. The Palos Vista property is accessed to the north by a frontage road from the I-15 freeway, at the Deer Springs Road freeway exit.

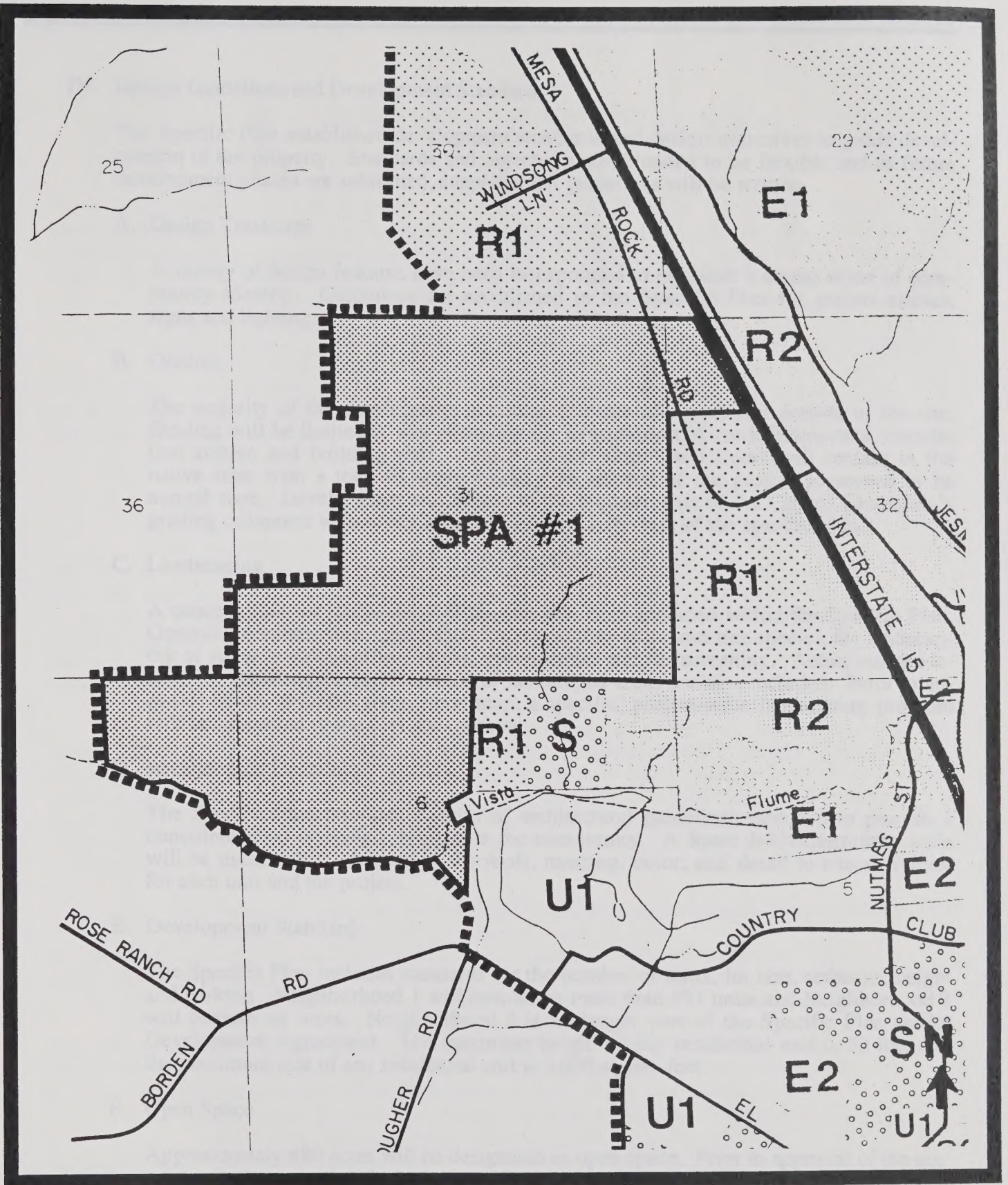
II. Site Description

The property consists of 980 acres which is generally characterized by slopes facing to the northwest and southwest. There is a broad, relatively flat interior ridge in the southwestern portion of the property. The northeast portion of the property is characterized by steeper boulder-strewn slopes. Elevations range from a low of 800 feet in the southeast corner to a highest point of 1,535 feet in the northwest corner. A portion of the southern boundary of the property is formed by a flume owned by the Vista Irrigation District.

III. Plan Description

The Palos Vista project is a planned community providing a mixture of residential land use densities with large open space areas. The development plan is based on an analysis identifying the most appropriate areas for development. The relatively flat interior ridge will contain the majority of the units. A variety of housing types will be used including detached single-family, duplexes and zero lot line homes. A maximum of 691 units is permitted for the site with approximately 70 percent of the project dedicated as permanent open space. 63.7 additional acres of land will be dedicated as open space and 1.3 acres for a public facility.

The project will be phased with 150 building permits issued each year starting in 1989 through 1992. Ninety-one building permits will be issued in 1993. The allocation of building permits is cumulative and may accrue to the next year. Amenities may include a community center, tennis and racquetball courts, swimming pools, spas and other picnic areas. Anticipated built-out of the project will occur over 10 years.



SPA #1

IV. Design Guidelines and Development Standards

The Specific Plan established development standards and design objectives to guide development of the property. Standards and objectives are intended to be flexible and as future development phases are submitted, supplemental guidelines will be written.

A. Design Treatment

A variety of design features have been incorporated to establish a strong sense of community identity. Guidelines are established in the Specific Plan for project entries, signs and lighting.

B. Grading

The majority of the development is confined to the relatively flat portion of the site. Grading will be limited to that necessary for construction of the infrastructure, circulation system and building sites. Major canyon slopes and floors will remain in the native state with a total of approximately 70 percent of the project preserved in its natural state. Development will adhere to the requirements of the City of Escondido's grading ordinance with exceptions enlisted within the text of the specific plan.

C. Landscaping

A concept plan for landscaping of the site has been included within the Specific Plan. General guidelines were established for appropriate plant and tree species, for landscaping of street, project entries, slopes, groundcover and for screening. Additional guidelines for maintenance and irrigation of landscaped areas are also included. Prior to approval of the tentative subdivision map, a specific, project-wide landscaping program will be submitted to the City for approval.

D. Architectural Element

The Specific Plan provides a series of architectural guidelines intended to provide a consistent level of design throughout the community. A Spanish-Mediterranean style will be used within variation in the roofs, massing, color, and detail to ensure variety for each unit and the project.

E. Development Standards

The Specific Plan includes standards for the number of units, lot size, setbacks, height and parking. Neighborhood 1 will contain no more than 691 units and Neighborhood 2 will contain no units. Neighborhood 3 is no longer part of the Specific Plan and/or Development Agreement. The maximum height of any residential unit is 30 feet and the maximum size of any residential unit is 3,000 square feet.

F. Open Space

Approximately 680 acres will be designated as open space. Prior to approval of the tentative subdivision map, the location and acreage of all open space and recreational facilities will be provided to the City. The maximum height of recreational building is limited to 50 feet and the maximum size of any such individual building is 10,000 square feet.

SPECIFIC PLANNING AREA #2

I. Location

Specific Planning Area (SPA) #2, known as the "Daley Ranch Specific Planning Area," totals approximately 1,350 acres comprising six specific areas, most of which lies outside the City's corporate boundaries, surrounding the City-owned open space preserve known as Daley Ranch. This area is located in the northern portion of the City, bordering the Dixon Lake City park to the south and the Valley Center Community in the north.

II. Site Description

The Daley Ranch SPA is a property of high topographic relief with a low elevation of 700 feet (adjacent to Valley Center Road) and high elevation of approximately 2,000 feet in the northern portions of the SPA. The majority of the land area lies between elevation 1,000 feet and 1,600 feet.

III. Anticipated Project

Properties within this SPA are under individual ownership and the development will vary with the undulating nature of the topography with its steep slopes and high plateaus. Development is recommended to preserve, in a natural state, those slopes in excess of 30 percent, mature trees and other significant outcroppings. Construction should minimize grading through a "terrain adapted" building design and ridgeline preservation. In general, development should be "internalized" to avoid visual impacts from the Escondido valley floor and Daley Ranch.

Primary vehicular access to the properties surrounding Daley Ranch will be via Valley Center Road opposite Lake Wohlford Road, entering the property north of Lake Dixon; from Cougar Pass Road and Mirar de Valle. Secondary access will be via La Honda Drive in the south; a series of roads north from the property connecting with Hidden Valley Road; a future County east-west connector between the extension of Broadway in the west and the existing Valley Center Road in the east; and the extension of Vista Avenue to La Honda.

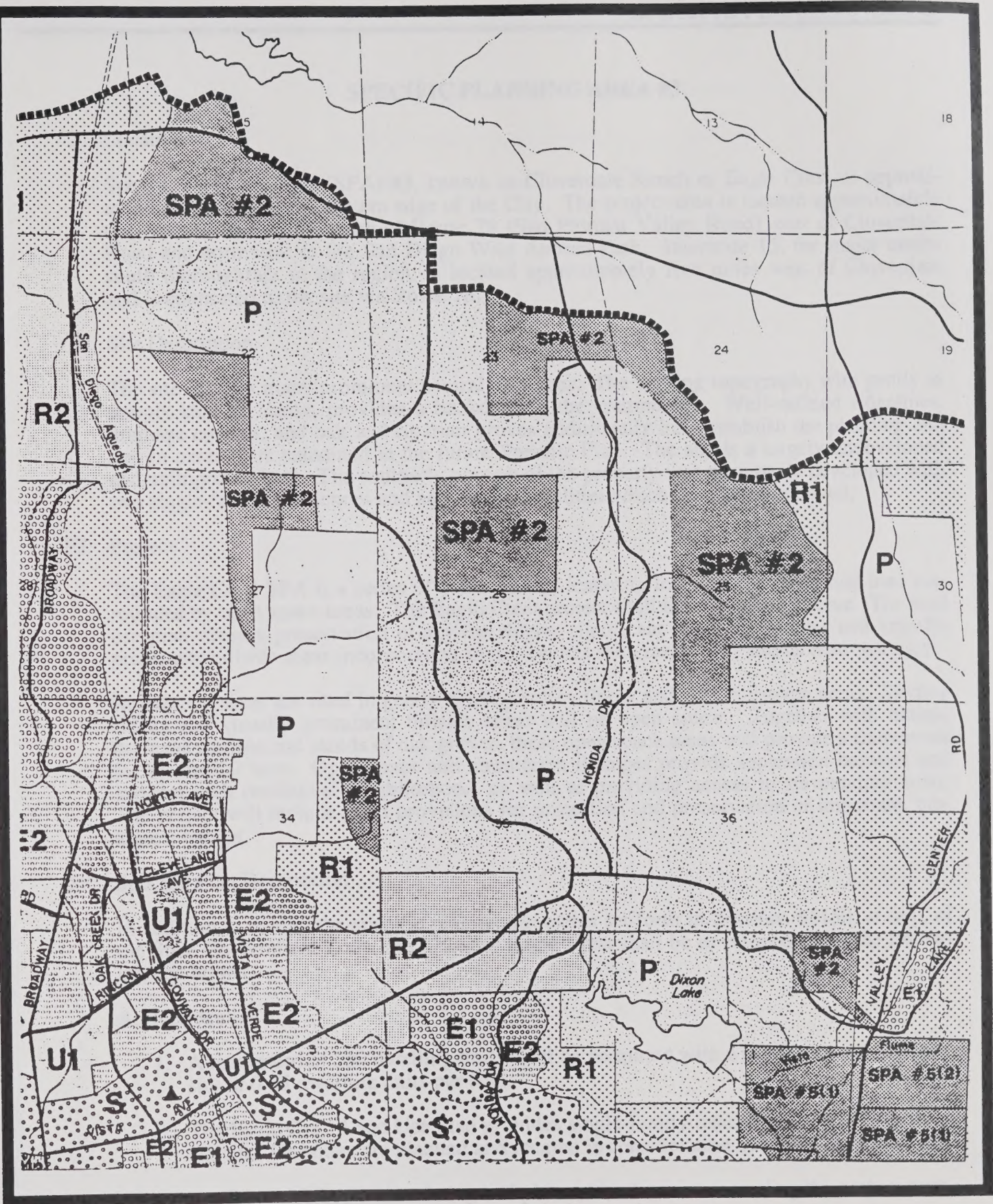
IV. Development of Areas within Specific Planning Area #2

- A. The "maximum theoretical density" of any Specific Plan within the SPA shall be determined by applying the slope density formulas of the Rural I category for areas over 25 percent slope and Rural II for areas under 25 percent slope.
- B. A slope analysis shall be submitted to the Planning Department, calculating the total area within each slope category, before a definitive determination can be given for the "maximum theoretical density". The ultimate Specific Plan density may be less than the maximum theoretical density.
- C. Nothing in this section shall preclude development of the unincorporated properties from development in the County, since the County General Plan designates a maximum density in this area of 1 dwelling unit per 4, 8, 20 acres, depending on slope if consistent with any applicable Facilities Plan.

V. Development of the Sager Ranch Properties.

Sager Ranch comprise 150 acres located adjacent to the east boundary of Daley Ranch approximately one-half mile west of Valley Center Road. The property contains significant topographic relief with a low elevation of 1,400 (adjacent to the main valley area of Daley Ranch) to a high elevation of 1,700 which over looks much of Daley Ranch.

- A. Based on several varying factors, including those enumerated in Item 3 below, the ultimate density of the project may range from Rural I (one unit per 4, 8 and 20 acres) to Estate I (one unit per 1, 2, 4 and 20 acres). Development of the property may also include a rural resort/equestrian facility. The specific use(s), density and/or intensity of development shall be specified in the Sager Ranch Specific Plan which shall be supported by site specific technical studies, regarding public services, utilities and traffic, and environmental review to determine the appropriate use, density and intensity. Should such technical studies demonstrate that the factors enumerated in Item 3 below will be satisfied, the project may include residential densities in excess of those delineated above up to a maximum of 100 units and/or non-residential use(s) which are compatible with surrounding uses, including the Daley Ranch.
- B. Guidelines for Preparation of the Specific Plan for Sager Ranch
In addition to meeting the specific plan requirements of Section s 65450, et seq., of the State Government Code, Sager Ranch shall be developed under the following conditions:
 - 1. Residential/Rural-Equestrian Resort Facility:
 - a. The design of all development shall be subject to consistently applied architectural review to avoid adverse impacts.
 - b. Trail connections from Sager Ranch into Daley Ranch shall be coordinated with the City's Master Plan of Trails and located to the satisfaction of the City to avoid creating new trails within Daley Ranch.
 - 2. Conservation
 - a. Adequate measures shall be implemented to ensure against contamination of Lake Dixon and the Lake Dixon drainage areas and to protect the same from the impacts of runoff and waste water.
 - b. Adequate measures shall be developed to minimize grading requirements and avoid development on steep slopes and ridge lines.
 - 3. Public Services
 - a. Appropriate levels of public services and utilities shall be provided which shall be a factor in determining the ultimate density for the project:
 - (1) Vehicular routes to and from the Specific Planning Area onto the adjacent road network;
 - (2) Sewage facilities and infrastructure;
 - (3) Water facilities and infrastructure for potable and irrigation uses;
 - (4) Storm water and drainage facilities and infrastructure;
 - (5) Public schools;
 - (6) Fire and police protection;
 - (7) Parks and recreation areas; and
 - (8) Any other public facilities and services reasonable necessary to assist applicable public agencies in fulfilling their respective obligations to provide service to residents within the Specific Planning Area.



SPA #2

SPECIFIC PLANNING AREA #3

I. Location

Specific Planning Area (SPA) #3, known as Cloverdale Ranch or Eagle Crest, is approximately 872 acres at the eastern edge of the City. The project area is located approximately one and one-half miles north of Route 78 (San Pasqual Valley Road), east of Cloverdale Road and northwest of the San Diego Wild Animal Park. Interstate 15, the major north-south thoroughfare in the region, is located approximately five miles west of Cloverdale and is connected to the site via Route 78.

II. Site Description

The site features many prominent natural resources. The varying topography with gently to steeply sloping terrain provides a backdrop to the community. Well-defined ridgelines, drainage courses, and oak and riparian groves additionally help establish the planning and design parameters contained in the future Specific Plan. The site is a largely undeveloped and unimproved area. The southerly portion of the property was previously developed with two single-family residences and agricultural facilities which have been removed.

III. Project

The Eagle Crest SPA is a series of communities featuring low density residential uses surrounded by open space areas. The Eagle Crest project shall include a golf course. The land use plan stresses preservation of skyline ridges, significant natural resources and visually prominent hillside areas incorporating these features with residential and recreational uses.

Residential areas are sited in gently sloping valley floors and within canyon areas. Skyline ridges and visually prominent hillside areas will be open space. Together with natural drainage courses and stands of oak groves, these open space areas will provide a framework for residential uses. Open space and circulation linkages provide separation between and connect each residential neighborhood, as well as providing access to surrounding areas. The project will include strict provisions for protection and preservation of important, biological habitat.

IV. Specific Plan Description

In addition to having the specific plan requirements set forth in Sections 65450, et seq., of the State Government Code, the 872-acre Eagle Crest shall be developed under the following conditions.

A. Residential

1. A maximum of 580 dwelling units shall be permitted with a maximum overall density of 0.67 dwelling units per acre.
2. The Eagle Crest Land Use Plan provides single-family residential density classifications. Densities are planned and located in consideration of the following factors:
 - (a) Compatibility with existing and planned land uses surrounding the project area;
 - (b) Planning objectives of the City of Escondido;

- (c) Prevailing and forecasted marketing trends; and
 - (d) Topographic and other important natural features.
3. All residential neighborhoods are designed to be integrated into a cohesive community structure.

B. Open Space

1. The open space system for Eagle Crest provides a concept and an implementing mechanism to achieve the following objectives:
- (a) Protection of important natural resources;
 - (b) Protection of major ridgelines and hillside areas in their natural state within open space areas;
 - (c) Provisions for open space transition areas and recreation corridors into adjacent properties and beyond; and
 - (d) Provisions for recreation uses for the community, including a golf course and tennis facility.
2. The open space plan is comprised of the following elements:
- (a) Conservation viewshed
 - (b) Conservation scenic
 - (c) Golf course
 - (d) Community facilities
 - (e) Major roadways

The Eagle Crest Specific Plan makes provisions for the permanent maintenance of all Open Space areas through a homeowners' association/private maintenance procedures as approved by the Community Development Director.

3. Grading requirements have been minimized and discourage development on steep slopes has been discouraged through the City's Grading Ordinance. Only those areas shown as exempted in the Specific Plan will not adhere to the City's Grading Ordinance.

C. Circulation Plan

The circulation system for Eagle Crest includes a private gated roadway designed to City standards, based upon a loop concept which takes access from two public roadways: Cloverdale Road on the west and Rockwood Road on the south. The system connects directly to all residential neighborhoods within the project through private streets. All streets will be consistent with the Circulation Element and City design standards; determination of precise alignment, names and other aspects will be made during the project plan/tentative tract map stage.

Regional access to Eagle Crest is provided by San Pasqual Valley Road, along with extensions of Cloverdale Road and Rockwood Road. The determination of specific extensions of, and improvements to, these and other roadway segments shall be specified in the Specific Plan and shall provide for adequate levels of service for these facilities.

D. Public Facilities and Services

The following measures are provided in the Specific Plan which the following Public Facilities and Services shall be financed and constructed as necessary.

1. Vehicular access routes to and from the Specific Plan onto the adjacent road network, including payment of fees as specified in the development agreement;
2. Sewage facilities and infrastructure including, but not limited to, an off-site sewage system and participation in the upgrade of the southside pumping station;
3. Water facilities and infrastructure for potable and irrigation uses as detailed in the Specific Plan;
4. Storm water and drainage facilities and infrastructure as detailed in the Specific Plan;
5. Public school(s) including payment of fees;
6. Fire and police protection measures as detailed in the Specific Plan;
7. Designation of a 32.5 acre site in the south portion of the site for public facilities use as detailed in the Specific Plan.
8. Any other measures specified in the Development Agreement and Specific Plan that are reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide services to future residents.

E. Project Phasing

A phasing plan has been approved and is defined in the Eagle Crest Development Agreement.

F. Development of Areas within the Specific Planning Area, but currently without Adopted Specific Plan

1. Adoption of a Specific Plan may be preceded by extensive technical studies, such as utilities and traffic and environmental review. The Community Development Director shall determine the format and content of these studies.
2. If additional acreage is proposed for inclusion, an amendment to both the Specific Plan and to this General Plan will be required.

SPECIFIC PLANNING AREA #4

I. Location

Specific Planning Area (SPA) #4, Valley View, consists of approximately 1590 acres at the far eastern boundary of the Escondido Planning Area. The western boundary of the site is the Eagle Crest Specific Planning Area and the eastern boundary is coterminous with the City's Planning Area boundary. The site is approximately two miles north of Route 78, east of Cloverdale Road, and northeast of the San Diego Wild Animal Park.

II. Site Description

This SPA encompasses a varied topography with much of the area in relatively rugged terrain (greater than 25 percent). The site is currently undeveloped and unimproved. It is predominantly covered with coastal sage scrub. Because of the prevailing climatic conditions and the area's topography and vegetation, it is a designated fire hazard area.

III. Anticipated Project

The SPA would be developed as an upscale, large lot single-family residential community, organized around a comprehensively planned open space system. The development may include a golf course and luxury resort hotel with extensive amenities in exchange for residential units determined to have the same impact. The aesthetic and rural character of the area will be maintained in accordance with strict site planning, architectural, and landscaping standards. The luxury resort, if proposed, shall fully mitigate all fiscal, environmental, and public facility impacts to the satisfaction of the City.

IV. Guidelines for Preparation of the Specific Plan

It is the City's intent that this area be comprehensively planned in order to achieve the anticipated project. Development shall not be permitted in this area unless a Specific Plan is adopted by the City Council, pursuant to requirements of Sections 65450, et seq., of the State Government Code. Notwithstanding this intent, a property owner within the SPA may elect to develop his/her property prior to adoption of a Specific Plan through a development application to the County. The development permitted should be of a low density so as not to preclude the desired land use pattern described under Section III above. However, City facilities and services shall only be provided pursuant to an approved Subarea Facilities Plan.

In addition to the requirements of State law, the Specific Plan shall address the following issues:

A. Land Use

1. The maximum theoretical yield of any Specific Plan within the SPA shall be determined by applying the slope density formula of the Rural II designation.

Increased yield may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project(s). This potential increased yield shall not result in a total of more than 800 dwelling units for the entire SPA.

2. No development shall be permitted on slopes greater than 35 percent. Lands in this area shall be preserved as open space.
3. All residential development shall be detached, single-family units.
4. The minimum lot size shall be 1 acre, unless smaller lots are approved only in conjunction with a development agreement.
5. Recreation facilities to serve the needs of the residential community shall be provided in conveniently located sites.

B. Traffic Circulation

The Specific Plan shall comprehensively analyze the traffic demand placed on Circulation Plan roadways, recognizing the development potential of the Cloverdale SPA, and implement a circulation system that will provide safe access for residents within the SPA and maintain the City's level of service standard of "C" on roadways beyond the SPA. The improvement of Rockwood Road shall be closely coordinated with development.

C. Public Facilities

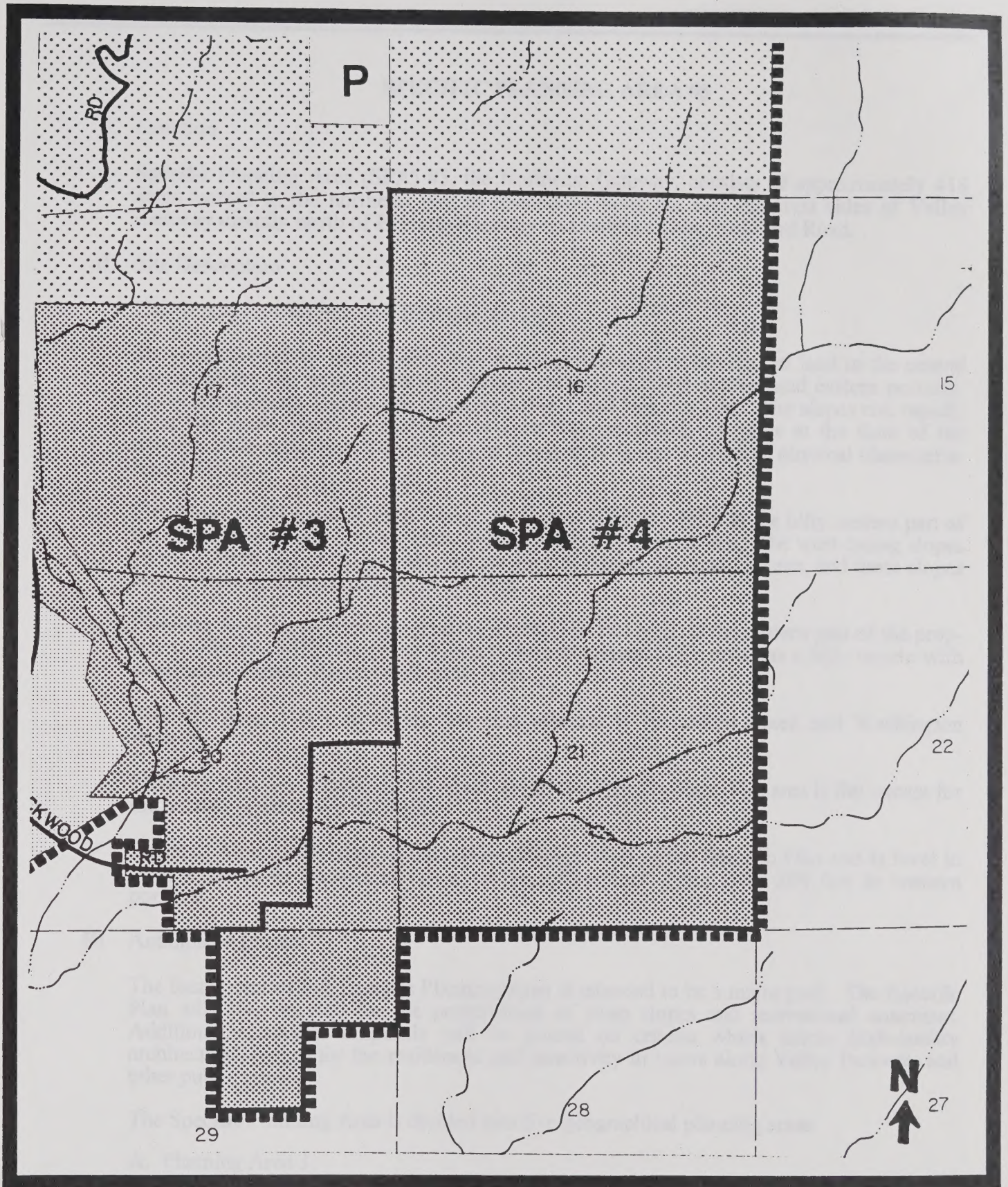
The Specific Plan shall include a comprehensive analysis of public service and utility requirements and establish appropriate financing mechanisms and phasing programs to meet such requirements pursuant to an adopted Subarea Facilities Plan.

D. Design Considerations

1. The Specific Plan shall contain a system of open spaces, including recreation areas, trails, and permanent open space areas and appropriate mechanisms to develop and maintain the open space system.
2. The Specific Plan shall contain development standards and guidelines to minimize grading requirements and to prohibit development on steep slopes and skyline ridges.
3. The Specific Plan shall include landscaping guidelines that maximize the use of native vegetation.
4. Development and open space areas shall be coordinated with the San Dieguito River Valley Regional Open Space Park.

E. Development of Areas within the Specific Planning Area, but Without an Adopted Specific Plan

1. The "maximum theoretical density" of any development within the Valley View Specific Planning Area but without an adopted specific plan shall be determined by applying the slope density formulas of the Rural I category for areas over 25 percent slope, and Rural II for areas under 25 percent slope. Said development shall satisfy all public facility impacts and may require a subareas facilities plan to determine specific mitigation measures.



SPA #4

SPECIFIC PLANNING AREA #5

I. Location

Specific Planning Area (SPA) #5, the Northeast Gateway, consists of approximately 418 acres located in the northeast part of Escondido along the east and west sides of Valley Parkway directly north of El Norte Parkway and south of Lake Wohlford Road.

II. Site Description

The SPA is divided into five Planning Areas.

The area covered by the Specific Plan is characterized by relatively flat land in the central portion of the site with slopes over 25 percent located in the western and eastern portions. These steep slopes also border Planning Areas 1 and 3 on the west. The slopes rise rapidly from flat areas which were primarily used for agricultural purposes at the time of the Specific Plan adoption. This change in topography is one of the key physical characteristics of the area.

Elevations with Planning Area 1 range from over 1050 feet MSL in the hilly eastern part of the property to about 725 feet MSL in the level valley bottom area. The west-facing slopes on the eastern end of the property are its most dominant physical features, and these slopes continue rising upward off-site to the east.

Planning Area 2 elevations range from about 1250 feet MSL in the eastern part of the property to 730 feet MSL along the valley bottom boundary. This area has a hilly terrain with west-facing slopes that continue from Area 1.

Planning Area 3 is a relatively flat area adjacent to Escondido Creek and Washington Avenue.

Planning Area 4 is located on the south end of the Specific Plan. The area is flat except for the hillside at elevation 925 MSL.

Planning Area 5 is located in the northwestern portion of the Specific Plan and is level in areas adjacent to Escondido Creek on the valley floor, rising over 200 feet in western portions.

III. Anticipated Project

The focal point of this Specific Planning Area is intended to be a major park. The Specific Plan will also provide for the preservation of steep slopes and recreational amenities. Additionally, special emphasis will be placed on criteria which assure high-quality architectural design for the residences and sensitivity to views along Valley Parkway and other public streets.

The Specific Planning Area is divided into five geographical planning areas:

A. Planning Area 1:

Includes approximately 167 acres and is located along both sides of Valley Parkway. Detached single-family residences will be constructed in the area.

The final density and lot size mixture of the area will be established through density transfer and Specific Plan review and approval.

B. Planning Area 2:

Consists of about 89 acres and is located east of Valley Parkway and north of Planning Area 1. This Planning Area constitutes the other half of the gateway to the city; therefore, it is imperative that the design of the residences and parkway design be compatible with Planning Area 1. A portion of this area contains slopes over 25 percent that will be preserved in open space. The development in this area will be at a lower density than Planning Area 1.

C. Planning Area 3:

Contains 11 acres and is located directly south of Planning Area 1, west of Valley Parkway and north of East Washington Avenue. As an integral part of the Specific Planning Area, Planning Area 3 will include high-quality architectural and landscape design which complements Planning Area 1 to the north and the existing single-family residences located south of East Washington Avenue (El Norte Parkway).

D. Planning Area 4:

Consists of approximately 70 acres and is bounded by Valley Parkway to the west and Planning Area 1 to the north. Planning Area 4 will serve as a transition area between the areas to the north and the slopes of Specific Planning Area #12 to the south. The development in this area will be at a lower density than Planning Area 1.

E. Planning Area 5:

Consists of approximately 81 acres and is located on the west side of Valley Parkway, north of Planning Area 1. Planning Area 5 contains steep slopes in the western portion with flatter areas adjacent to Escondido Creek. This area will primarily be devoted to open space, recreational or other similar uses determined appropriate by the City.

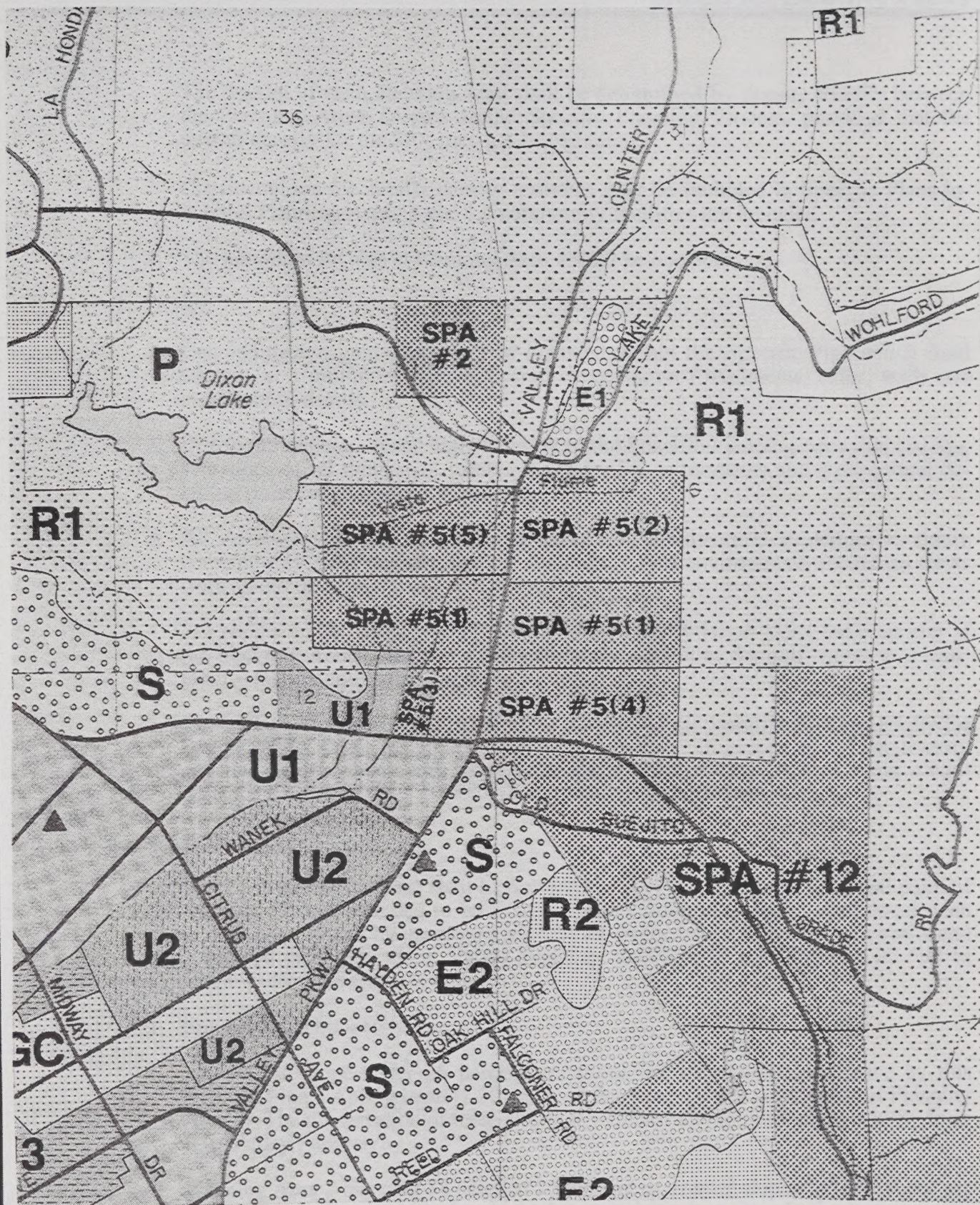
IV. Guidelines for Preparation of the Specific Plan

Nonresidential uses within the SPA may develop under a conditional use permit without the benefit of a specific plan or Subarea Facilities Plan since the merits of such proposals usually hinge upon land use compatibility rather than facilities needs.

No residential development will be permitted in this Specific Planning Area until a Specific Plan is adopted by the City Council pursuant to requirements of Section 65460, et seq., of the State Government Code. In addition to the requirements of State law, this Specific Plan shall provide:

A. Density

1. Environmental constraints, site design, requirements for road dedications, internal and external land use compatibility issues and slopes are factors which will determine actual densities.
2. The overall density of the Specific Planning Area will relate directly to slope and shall be determined by the following formula as applied to all 418 acres of the SPA:
 - a) Areas with slopes of 10 percent or less shall not exceed 2 dwelling units per acre.
 - b) Areas with slopes between 11 and 25 percent shall not exceed 1 dwelling unit per 2 acres.
 - c) Areas with slopes over 25 percent shall not exceed 1 dwelling unit per 4 acres.



SPA #5

The density of each Planning Area shall be determined by density transfer between the Planning Areas as part of the Specific Planning Process, provided that the overall density for the SPA may not be exceeded.

3. Considerations for similar density transfers may be included in Specific Plans involving Planning Areas 3 and 4 if community facilities are included.
4. The minimum lot size in Planning Area 4 shall be one acre.

B. Design

1. Detailed design guidelines shall be included within the Specific Plan which shall address, at a minimum, general design concepts, roof treatments, color, walls and architectural details.
2. Due to the orientation and high visibility of the Specific Planning Area side and rear elevations of all units shall receive the upgraded refinements and architectural detailing provided to primary elevations.
3. All development shall be subject to consistent architectural guidelines to assure compatibility with the surrounding community and environment, including views from all streets.
4. Lot widths and building separations shall be generally larger along the perimeter of the Planning Areas with smaller lots allowed adjacent to the golf course or a community facility and internal open space corridors.
5. The bulk and mass of structures shall be detailed in the Specific Plan, especially for perimeter lots where the greatest visual impacts exist. A proper mix of single-story and two-story residences of appropriate design shall be required to avoid a congested appearance.

C. Open Space

Different types of open space shall be provided in the Specific Plan. The focal point of the Specific Plan is intended to be Francis Ryan Community Park. Additional open space shall be provided by the preservation of all slopes over 25 percent, greenbelts and the expanded parkways along Valley Parkway resulting in not less than 20 feet in landscape width for each parkway.

1. Natural Open Space:

All hillside slopes over 25 percent are preserved in natural open space by this Specific Plan. Approximately 30 acres of the steep slopes are located in Planning Area 1. The preservation of these slopes is required due to their high visibility from East Valley Parkway.

Planning Area 2 has over 38 acres of 25 percent or greater slopes. These slopes are all located on the east hillside which also contains a large stand of oak trees in the preservation area. Planning Area 3 has 10 acres of steep slopes required for preservation under the Specific Plan. These areas comprise the significant ridge line at the very southwest corner of the Planning Area.

Planning Area 4 has 10 acres of 25 percent or greater slopes located on the south side of Cloverdale Road. This area also contains a stand of oak trees that shall be preserved by the Specific Plan. A fire management program for the natural areas will be included within the Specific Plan.

2. Gateway Entry:

The west side of East Valley Parkway at the north end of Planning Area 1 shall be landscaped and maintained as a Gateway Entry identifying the entry to the City.

3. Community Entry Areas:

Eight community entry areas shall be maintained as open space areas and shall be landscaped to provide entry identity for the Planning Areas. Four of these entry areas are located at the southerly entrance to the Specific Plan Area and four more are located at the neighborhood entries along East Valley Parkway. All of these sites shall be landscaped by the developers in accordance with the criteria of this Specific Plan.

4. Parkway Treatments:

In addition to the normal 10-foot parkway strip along East Valley Parkway and the north side of East Washington Avenue, an additional 10 feet shall be dedicated which will allow for enhanced landscape treatment and meandering sidewalks. Landscaping shall be provided by the developer in accordance with the criteria of the Specific Plan and will be maintained by a long-term maintenance mechanism as required by the City of Escondido.

5. Additional Open Space:

- (a) Landscaped greenbelts shall be included in Specific Plans which connect developments with the community facility.
- (b) Hiking trails in steep slope areas consistent with the Open Space concept shall be addressed. Alignment for hiking trails within this SPA shall conform to the City's Master Plan of Trails.

D. Public Facilities

- 1. The Specific Plan shall include a section which describes public services and utilities that are available and that are needed for development. The section shall include, but not be limited to a discussion of sewer, water, police, fire, drainage, schools, solid wastes, health services and gas and electric service. Existing service capacity and anticipated demand shall also be included.
- 2. Public facilities such as community or neighborhood parks, community centers or branch library may be considered in Planning Areas 2, 3 and 4.

E. Landscaping

A detailed landscape plan shall be included within the Specific Plan. The landscape plan shall address, at a minimum, a fire management program and standards for walls/fences, entries, streetscapes, signs, and lighting. Landscaping shall also be used to provide windbreaks, solar access, and shading. The plan shall address plantings on manufactured slopes and in areas of potential erosion.

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SPA #6

SPECIFIC PLANNING AREA #6

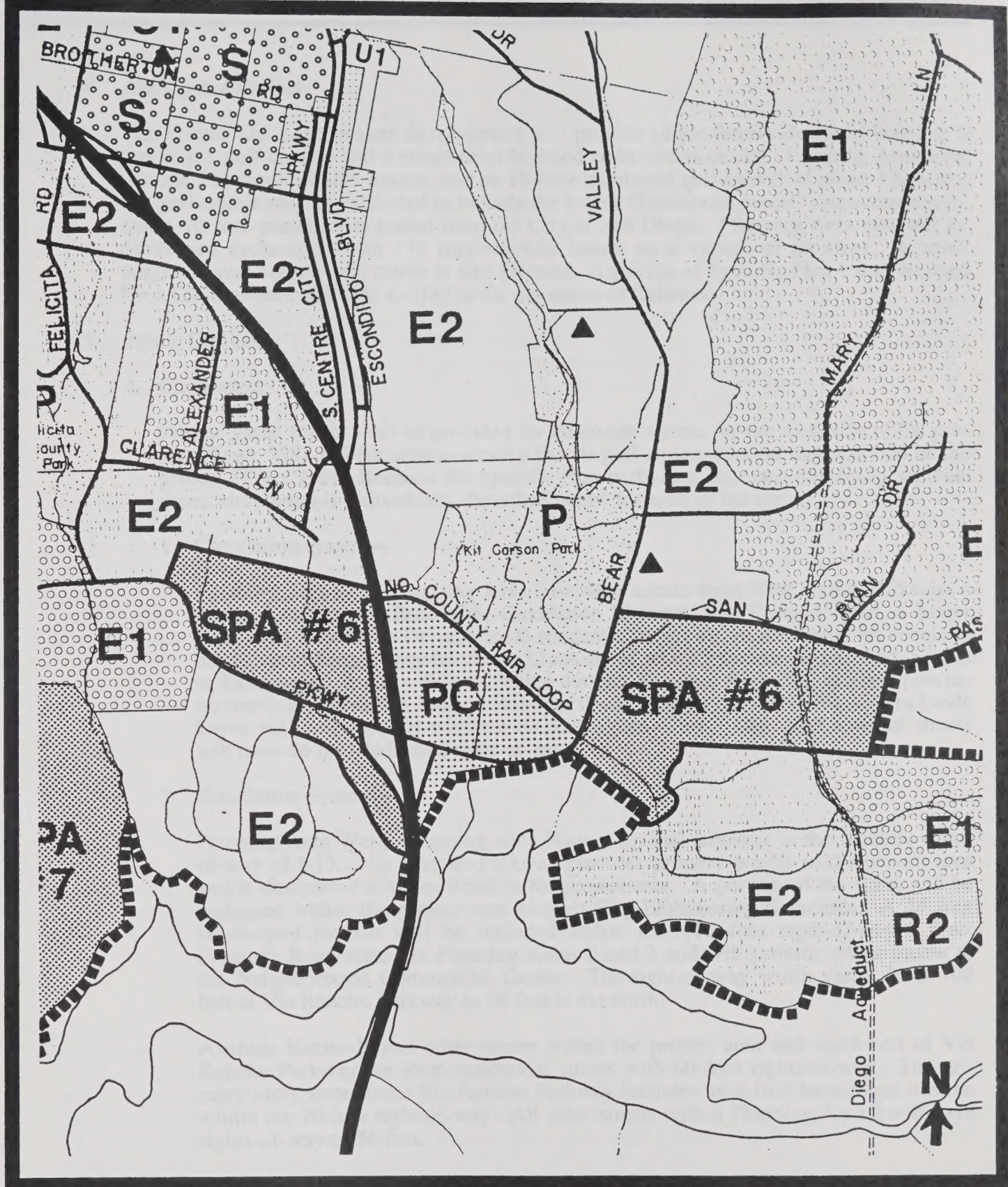
I. Location

The Lomas Del Lago Specific Planning Area (SPA) consists of approximately 300 acres in two discrete properties located at the southern end of the City, to the west and east of North County Fair Shopping Center and approximately one-half mile north of Lake Hodges. Interstate 15, the major north-south thoroughfare in the region, is located between the two properties and abuts the western parcel on its eastern boundary.

II. Site Description

The SPA is described as follows:

- A. The project site is within the Lake Hodges, San Pasqual Valley, and San Dieguito watershed, an important San Diego water supply. Much of the land around Lake Hodges was acquired by the City of San Diego so that the City would be able to control land uses and protect the water supply. Most of the land owned by the City of San Diego in this drainage is leased for agricultural uses and other similar activities. The San Diego Wild Animal Park, operated by the San Diego Zoological Society, is also in San Pasqual Valley on land leased from the City of San Diego.
- B. Large areas to the north and south of Lake Hodges have been developed with urban and suburban uses. Residential subdivisions have been developed on large knolls west of the project site. North County Fair, a large enclosed regional shopping center, is located northwest of the project site. Residential development borders the site on the south; the Lomas del Lago development borders the site on the west; and City of San Diego property leased for a vineyard and winery borders the site to the north; and agricultural uses border the site to the east.
- C. Most of the site consists of low, nearly level terrain. It is part of a broad, tributary canyon that formerly marked the upper reaches of the ancient Lake Hodges. The lower areas of the site give way to gentle hills that characterize the southern and northern borders of the site. Natural slope gradients at the site approach 2.5:1 (horizontal to vertical) at their steepest.
- D. The site is a valley connecting at its eastern end with the larger San Pasqual Valley. Coastal sage scrub and a few rock outcroppings are present on the north and south side of the property, where gentle slopes rise from the valley floor. The central portion of the site is vegetated with non-native annual grasses, except along a drainage, where a few individuals of baccharis, willow, and other riparian species occur. The drainage runs east-west along the southern portion of the valley floor, and collects runoff from tributary canyons which extend into the residential area to the south and into the Lomas del Lago property to the west.
- E. The site is currently leased by San Pasqual Winery. The site is underlain by hard, granitic bedrock. Soils consist largely of the Fallbrook and Ramona sandy loams. Although these soils are generally rated by the SCS as having moderate to severe limitations for agriculture, the sandy character of these soils is appropriate for growing grapes. The valley was formerly used for viticulture.



SPA #6

Figure VIII-7

III. Anticipated Project

The Lomas Del Lago project development will provide single-family detached housing, a municipal golf course, and a small neighborhood commercial center. Planning Area west include 256 single-family homes, and an 18-hole municipal golf course of about 120 acres; the golf course may be expanded to include the 9-acre "Townsend parcel" upon annexation, and a 40-acre parcel to be leased from the City of San Diego. Planning Area east will be developed exclusively with 178 single-family homes on a variety of lot sizes. A small neighborhood commercial center is also planned. A portion of Specific Plan 1 may be used for a Caltrans park-and-ride facility at the discretion of Caltrans.

IV. Public Facilities

A. Circulation

Private gated streets shall be provided for all on-site streets for the west side of the project (Tract 735) and for streets serving the 99 golf course lots on the east side of the project (Tract 736). Because the Specific Plan is divided into two physically separate areas, circulation is individually described below for each of the areas.

1. Circulation system—

Planning Area East. Planning Area East takes access from Bear Valley Parkway, a Major Road on the Escondido Circulation Element, San Pasqual Road, a Major Road, and Beethoven Drive, a local residential street which also provides access to the adjacent Sonata project. Sierra Linda Drive which provides access from Sonata to San Pasqual Road, will be relocated through Planning Area East and will provide northerly access to San Pasqual Road for the golf course and residents. Sierra Linda Drive will be improved within a 60 foot rights-of-way. All other internal streets will have 56 foot dedicated right-of-way.

2. Circulation System—

Planning Area West. Planning Area West is located adjacent to the westerly right-of-way of I-15. Via Rancho Parkway provides primary access to the project area and is designated a Major Road in the project area. A portion of the street will be realigned within the project area to meet City Engineering Standards. A 14 foot landscaped median will be included within the 112 foot right-of-way. West Frontage Road separates Planning Areas 2 and 3 and will provide direct access to the Neighborhood Commercial Center. The right-of-way width varies from 102 feet at Via Rancho Parkway to 84 feet in the north.

Avenida Hacienda and other streets within the project area and southwest of Via Rancho Parkway are local residential streets with 60 foot rights-of-way. The primary entry street from Via Rancho Parkway includes an 8 foot landscaped median within the 70 foot right-of-way. All other streets within Planning Area 2 will have rights-of-way of 56 feet.

B. Public Facilities

The public facilities described below are necessary to accommodate the projected development of Lomas Del Lago. The engineering details and actual phasing of these facilities will be submitted prior to implementation of the Specific Plan.

1. Water.

The Lomas Del Lago project is located within the water service areas of the Escondido Water District and Rincon Del Diablo Municipal Water District. The Rincon water district serves 9 acres in the north central area of Planning Area West along Sierra Linda Drive. The remainder of the project area will be served by the City of Escondido.

The western portion of Planning Area West will receive water from the City of Escondido via the 16-inch water line in Bear Valley Parkway and Beethoven Drive and the eight-inch line in San Pasqual Road. The water supply for irrigating the golf course will be supplemented with well water generated on-site and from Kit Carson Park. Other areas will receive water via the 16-inch water line in Via Rancho Parkway.

2. Sewage.

The project area is not presently served by a wastewater management agency. However, the entire project area that would require sewer service is within the city limits of Escondido, and the City of Escondido provides wastewater service to areas within its corporate boundaries. All of the City's wastewater is treated at the Hale Avenue Wastewater Treatment Plant, located at the west end of the city along Escondido Creek. The pumping station which will serve the area of the project is the Southside Pumping Station. Project implementation will require the extension of the existing sewer mains in Bear Valley Parkway and Via Rancho Parkway.

3. Police Service.

Police protection for most of the project area is provided by the City of Escondido Police Department. Tax revenues generated by the project area will be used to offset the cost of additional police services necessary to serve the project.

4. Fire Protection.

The City of Escondido will provide fire protection to most of the project. Escondido Fire Department Station 4, located at 3301 Bear Valley Parkway, is the station located nearest the project. Back-up service would be provided by Station 5, located at 2705 Felicita Road.

5. Gas and Electric Services.

Within the project vicinity, gas and electric service are provided through San Diego Gas & Electric facilities. In Planning Area West, connection to existing electrical transmission facilities will occur at Bear Valley Parkway or Sierra Linda Drive. For Planning Area East, electricity would be supplied by the extension of underground lines in Via Rancho Parkway, located at the property boundary. Gas service will be provided to Planning Area West by connecting into the existing gas line in Bear Valley Parkway, while Planning Area East will connect into existing facilities in Via Rancho Parkway.

6. Schools.

The project area is served by two local school districts: Escondido Union Elementary School District and Escondido Union High School District. Two elementary schools will serve the project area. Del Dios Middle School will provide service to the project area for grades six through eight. San Pasqual High School services the project area for the Escondido Union High School District. School fees will be collected by the respective school districts as construction progresses.

7. Health Services.

The Escondido area is currently served by Palomar Hospital which is located within four miles of Lomas Del Lago. The hospital does not anticipate any problems with capacity to serve the project since there is excess capacity and because development plans reflect future population growth.

8. Solid Waste Services.

In the City of Escondido, solid waste is disposed of at the San Marcos landfill on Questhaven Road. The San Marcos landfill is operated by the County of San Diego's Department of Public Works. It is totally supported by user fees and does not depend on public fees or developer fees. At present, there is adequate capacity at the San Marcos landfill for disposal.

9. Public Transportation.

The North County Transit District serves the project vicinity. Currently, the local Route 384 bus departs every 20 minutes from North County Fair and runs north into downtown Escondido. Also, local Route 382 departs from North County Fair every 30 minutes and runs north into the southern half of Escondido. The district receives its funding from rider fares and local and federal money.

C. Drainage

Drainage for Planning Area West will generally be undergrounded onto the golf course. Drainage for Planning Area East will be carried underground to the drainage system located in Via Rancho Parkway.

Grading and improvement plans prepared for each Final Map in the Specific Plan area shall include drainage facilities designed in accordance with the requirements of the City Engineer. The City Design Standards for drainage facilities shall be followed and required supporting calculations shall be provided.

D. Open Space

The Lomas Del Lago Specific Plan consists of approximately 296 acres of which about 166 acres or 56 percent are preserved as permanent open space. The open space system serves two primary functions. First, it acts as an aesthetic amenity to the community. Second, it provides active and passive recreation areas including one acre of active recreational uses including a pool.

Open Space areas have been divided into three categories within the Lomas Del Lago Specific Plan.

1. Landscaped Slopes.

Due to the nature of the Lomas Del Lago terrain, the development of residential areas requires the creation of numerous manufactured slopes. The Lomas Del Lago Specific Plan calls for these areas to be heavily landscaped with shrubs and trees and will provide both vertical and horizontal separation between building pads. Planning Area 1A will account for 13.1 acres of landscaped slopes while Planning Areas 2A and 2B will provide 21.9 acres for a total of 35.0 acres.

2. Greenbelt—Passive Recreation.

The San Diego Aqueduct passes through Planning Area 1 resulting in a 100 foot public utility easement. The easement provides a connecting link between the municipal golf course to the north and residential development beyond the Specific Plan area to the south. The Specific Plan allows for the development of passive recreational uses with the easement. The area of this greenbelt is 1.4 acres.

3. Golf Course.

The municipal 18-hole golf course in Planning Area 1B will provide local residents with a recreational facility while also preserving the 130 acre area as permanent open space.

SPECIFIC PLANNING AREA #7

I. Location

Specific Planning Area (SPA) #7, consists of approximately 317 acres located in the southwest part of Escondido, south of Via Rancho Parkway, west of I-15, and north of Lake Hodges.

II. Site Description

The SPA is divided into two planning areas. The area covered by the Specific Planning Area is characterized by Bernardo Mountain, a prominent landmark in the southwest portion of the City, highly visible from the I-15 corridor and the entire southern part of the community. Substantial amounts of this property contain slopes that exceed 50 percent.

Planning Area 1 consists of the eastern half of Bernardo Mountain (232 acres) which orients toward the I-15 freeway and is highly visible with steep slopes adjacent to Lake Hodges. The northern portion orients toward the north and west and extends to Via Rancho Parkway. This northern portion has been approved for 82 single-family, detached units as described below.

Planning Area 2 consists of the western portion of the Mountain (85+ acres), under separate ownership, which orients toward the south and is highly visible from the Lake Hodges area with steep slopes and ridges. This portion is currently in the unincorporated county area. At the time of this General Plan adoption, no plans for development had been received by the City.

III. Anticipated Project

The focal point of this Specific Planning Area will be Bernardo Mountain. The Specific Plan will provide for the preservation of this unique geographical feature.

The City Council has approved 82 single-family detached units concentrated on 48 acres located in the northwest portion of Planning Area 1, including a recreation facility to serve the residents. The approvals which have been received for this development include a Tentative Map for 82 single-family dwelling units on 232 acres, a Precise Development Plan and the Bernardo Mountain Development Agreement.

The remaining 184 acres of Planning Area 1 was labeled as "not proposed for development" when the Tentative Map, the Precise Development Plan, and the Development Agreement approvals for the 48 acres were received from the City Council. Consequently, the present level of approvals do not allow for the development of any further units in Planning Area 1. However, Condition No. 9 added to 88-144-PD (Resolution No. 87-200) could potentially change the development status of this property. The Development Agreement does not provide any guarantee for the future development of the remaining 184 acres in Planning Area 1 of the Specific Planning Area.

The open space within this SPA will be considered for acquisition to meet the goals and objectives of the San Dieguito River Valley Regional Open Space Park.

IV. Guidelines for Preparation of the Specific Plan

No development(s) will be permitted in Planning Areas 1 or 2 until a Specific Plan(s) is adopted by the City Council pursuant to requirements of Section 65450, et seq., of the State Government Code. In addition to the requirements of State law, this Specific Plan shall provide:

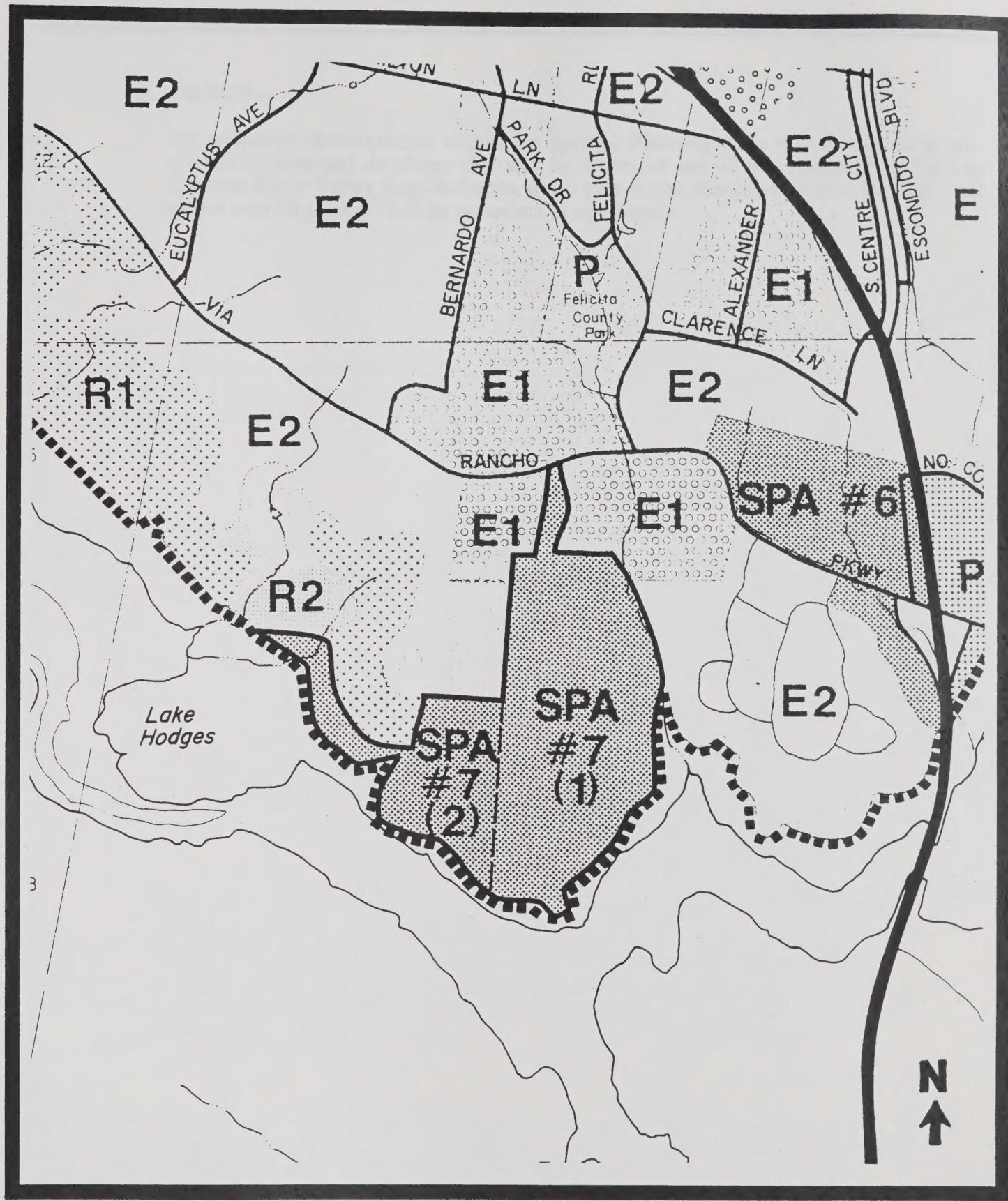
A. Density—

Approvals for 82 units have already been granted for Planning Area 1. In order to develop any other portion of this site, beyond the already approved 82 units, the applicant must first submit several technical studies.

B. Future Studies for Development—

The following criteria shall be followed if and when any subsequent discretionary actions are proposed within Planning Areas 1 or 2.

1. Subsequent Environmental Review in accordance with Section 15162 of the California Environmental Quality Act shall be performed on the entire 232 acres. Future impacts and studies which must be addressed in the EIR include, but are not limited to:
 - (a) a traffic report addressing both internal and external project circulation, including access onto Via Rancho Parkway and permanent, secondary access to the property.
 - (b) a utility study, showing how sewer and water service can be supplied to each building site.
 - (c) a soils/geology report and grading plan.
 - (d) biological habitat analysis.
 - (e) a conceptual drainage plan.
 - (f) design guidelines for any structures.
 - (g) water quality impacts of runoff into Lakes Hodges.
 - (h) other studies or information may also be required as determined by the Community Development Director and/or the Public Works Director of the City of Escondido. The "Initial Study" and the "Notice of Preparation" processes specified in CEQA may be used to focus all subsequent analysis on the most significant issues.
 - (i) a comprehensive development plan for Planning Area 1 shall be submitted subject to review by the Planning Commission and final review by the City Council which incorporates the design of the previously approved 82-unit project with the design of any future development proposed.



SPA #7

C. DESIGN—

All residential developments within the Specific Planning Area will be developed as single-family detached dwellings and will be clustered out of the viewshed of the San Dieguito River Valley Regional open space park to the maximum extent feasible. All slopes over 35 percent shall be preserved in open space.

SPECIFIC PLANNING AREA #8

I. Location

Specific Planning Area (SPA) #8, known as the Harmony Grove Specific Planning Area, or Quail Hills, comprises approximately 160 acres near Kauna Loa Drive and Country Club Drive, in the western portion of the City's General Plan Area. This SPA is located a short distance south of Ross Drive and along the future Citracado Parkway.

II. Site Description

The SPA contains varying topography, ranging from ravine and associated riparian vegetation, to relatively flat terrain well-served by existing streets, to moderately steep terrain (in excess of 30 percent). The dominant features in the central portion of the area are two ridgelines.

III. Anticipated Project

The project objective envisions a high quality industrial park, encouraging clean industrial uses to expand Escondido's industrial and employment base. At the same time, the physical setting of this area requires a comprehensive evaluation of the needs for public facilities to serve this area. The aesthetic attributes of this site are to be maintained and enhanced through the development process in this area.

IV. Guidelines for Preparation of the Specific Plan

A. Visual Screening/Off-Site

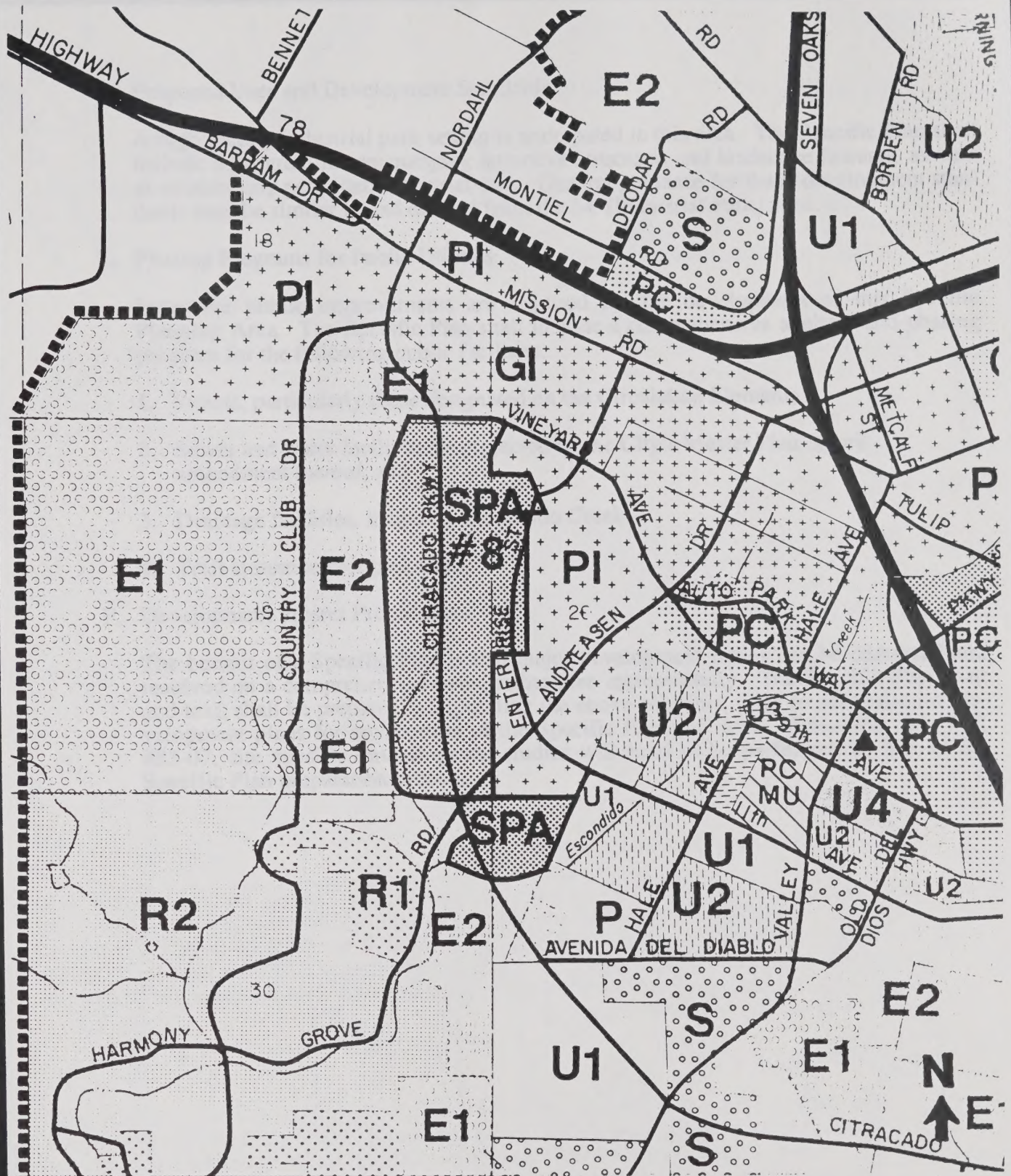
The Specific Plan shall include a program to ensure that industrial uses are adequately screened by the western and southern ridgelines in the Specific Planning Area. Specific criteria and standards will be developed to ensure land use compatibility with surrounding land uses, particularly the semi-rural residential uses near Kauna Loa Drive and in the Eden Valley.

B. Grading

Industrial land uses shall be located in the flatter areas of the Specific Planning Area; grading for industrial uses shall be minimized. The Specific Plan text shall include criteria and standards for proposed grading to avoid adverse visual impacts. Particular attention shall be given to the steeper topography on the following parcels: 232-512-03, 13, 15, 16, and 235-040-15.

C. Riparian Area

The drainage area running north and south through the center of this Specific Planning Area represents a desirable visual amenity. The Specific Plan shall include provisions for the enhancement of this riparian area and for the incorporation of this resource into the ultimate development plans.



SPA #8

D. Proposed Uses and Development Standards

A high quality industrial park setting is anticipated in this area. The Specific Plan shall include a program for encouraging attractive structures and landscape features, as well as establishing permitted industrial uses. General guidance for these development standards may be similar to and derived from the I-P (Industrial Park) zone.

E. Phasing Programs for Public Utilities

Extensive public improvements are required for the development of this Specific Planning Area. The Specific Plan shall include a comprehensive analysis and phasing program for the following public facilities:

1. Streets, particularly those designated on the Circulation Element;
2. Sewer and water facilities, as projected by the City's Master Plan or any amendment thereof; and
3. Drainage facilities, including Escondido Creek.
4. Trail system and/or park site.

F. Development Project Procedures

The benefit of a Specific Plan is that major development issues can be addressed and resolved on a comprehensive basis, rather than incrementally. The Specific Plan, map and text, shall be prepared incorporating the above concerns, prior to submission of development plans for any portion of the Specific Planning Area. Following from EIR #83-07, site specific environmental studies will need to be performed as part of the Specific Plan preparation process.

SPECIFIC PLANNING AREA #9

I. Location

Specific Planning Area (SPA) #9 encompasses the Central Business District of Escondido. The heart of the area is bounded by Centre City Parkway on the west; Washington on the north; Hickory, Valley, and Ivy on the east; and 5th Avenue on the south. A "panhandle" extends west to Interstate 15 between Escondido Creek and Valley Parkway.

II. Site Description

The project area encompasses the downtown retail and financial businesses, as well as some industrial operations west of Centre City Parkway. The Civic/Cultural Center occupies a prominent site north of Valley Parkway. High density residential is found along the south and east. The western panhandle functions as the primary regional entrance to the downtown from Interstate 15 and contains Escondido's transit center.

III. Anticipated Project

The Downtown Revitalization Plan, approved in concept by the City Council on June 11, 1986, sets forth the official policies for the development of this area. The Specific Plan shall provide further guidance for achieving the directions envisioned by the Revitalization Plan, the broad goals of which are to:

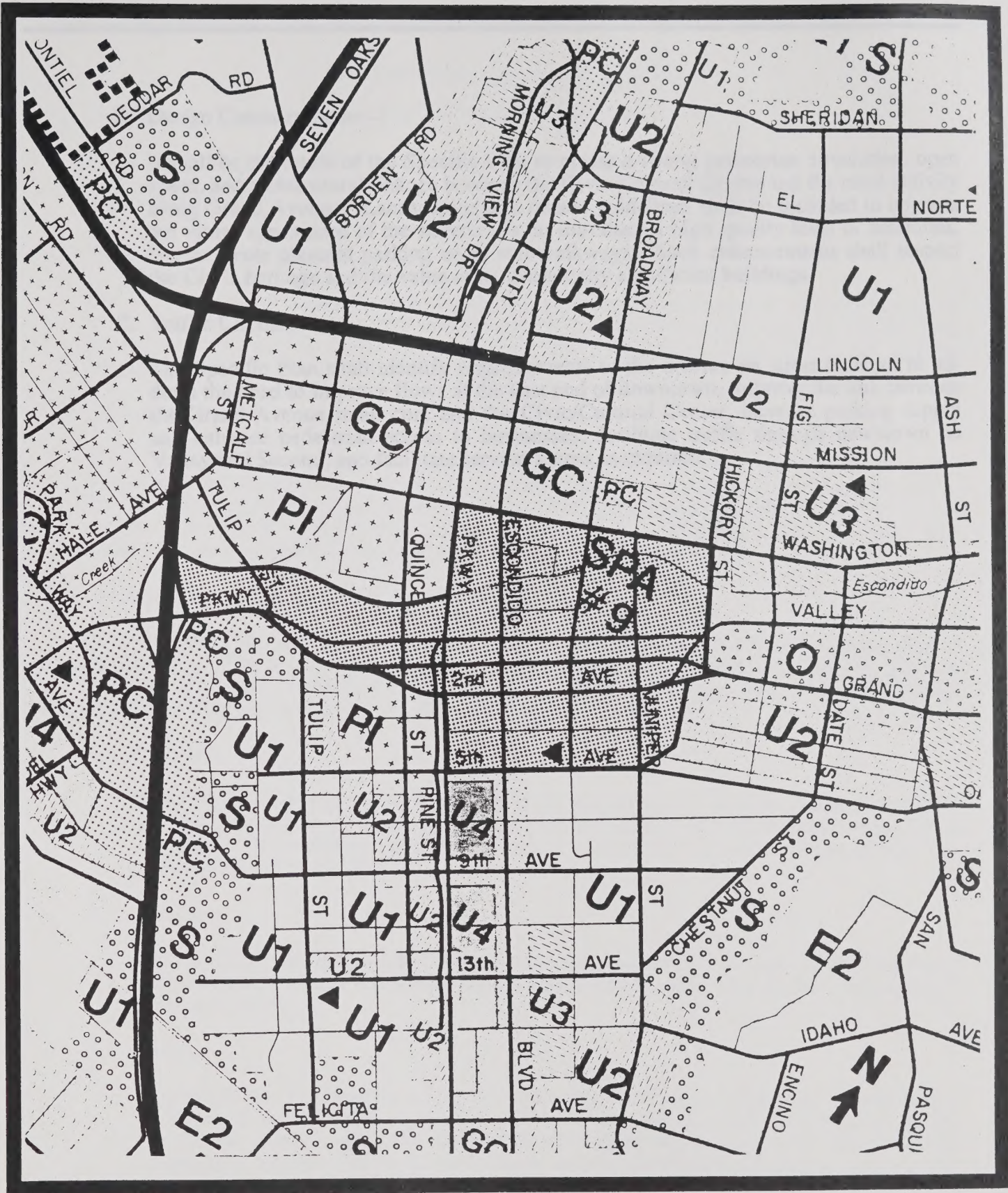
- A. develop a downtown providing a range of retail, office, financial, cultural, and residential opportunities;
- B. create an efficiently organized and aesthetically pleasing downtown with a distinct identity and high-quality image; and
- C. facilitate efficient and safe movement of people and vehicles within the downtown area.

IV. Guidelines for Preparation of the Specific Plan

Development may proceed prior to adoption of a Specific Plan by the City Council provided that it conforms with the land use, circulation, and design guidelines expressed in the Downtown Revitalization Plan. The Specific Plan shall be prepared pursuant to the requirement of Sections 65450, et seq., of the State Government Code. In addition to the requirements of State law, the Specific Plan shall incorporate the following provisions from the Downtown Revitalization Plan.

A. Land Use—

The Specific Plan shall provide space for office, hotel, restaurant, and specialty retail development. In addition, high- and very-high-density residential areas shall be permitted. Grand Avenue between Maple and Juniper shall be revitalized to be the retail core. This retail core shall be linked with the Civic/Cultural Center to define a high-intensity activity center.



SPA #9

B. Design Considerations—

It shall be the intent of the Specific Plan to create a strong pedestrian circulation, open space, and architectural linkage between the Civic/Cultural Center and the retail activity along Grand Avenue. Landscaping and facade guidelines shall be included to upgrade the visual appearance of the streetscape, to introduce a high quality level of amenities, and to create pleasant parking areas and walkways. Such enhancements shall respect the City's heritage and the value of its historically significant buildings.

C. Traffic Circulation—

The Specific Plan shall identify improvements to the downtown street network to address the need to improve flows at the east end of downtown, improve the link between the Grand Avenue retail core and the Civic/Cultural Center, increase parking supply and enhance pedestrian access to businesses, facilitate traffic through downtown on Valley and Second, and facilitate service access as required.

A. Land Use

The Specific Plan will provide for up to 50 single family homes on lots ranging from one to six acres. A minimum of 10 acres shall be reserved to natural open space. Recreational uses may include a community center, library, and trails for use by the residents.

B. Density

Factors which will determine the density include, but are not limited to, environmental conditions, site design, transportation requirements, internal and external access, topography, terrain and slopes.

C. Design

Residential lots will be clustered on the upper and lower slopes of the site. A maximum development of up to 15,000 square feet will be designed to be in accordance with the specific site conditions. Areas outside the outcrops will be preserved and protected. Grading and the use of manufactured slopes will be minimized and existing grading and vegetation will be used to achieve compatibility with the natural conditions of the site and the surrounding area.

SPECIFIC PLANNING AREA #10

Deleted pursuant to GPA 95-02/Reso. #96-32

SPECIFIC PLANNING AREA #11

I. Location

Specific Planning Area (SPA) #11 consists of approximately 345 acres and is located in the southwestern portion of the Escondido General Planning Area. The SPA is located on the west side of Del Dios Highway, and southwest of the western terminus of Via Rancho Parkway.

II. Site Description

The SPA contains both rugged, steep topography and gently sloping mesas. Natural vegetation covers much of the site. The upper mesa portion of the site drains towards the Mt. Israel area, the northwestern portion drains onto San Elijo Canyon and into Escondido Creek, and the remainder of the site drains towards Lake Hodges.

III. Anticipated Project

The SPA objective is an estate development with a maximum of 84 custom homesites ranging from one to six acres served by a private roadway system accessing from Del Dios Highway. The development will incorporate natural openspace, preservation of natural landforms, and design guidelines for site development, architecture, and landscaping. The SPA may also include a recreation/tennis facility and trails for the use by the residents.

IV. Guidelines for Preparation of the Specific Plan

Development of the SPA may proceed following adoption of a Specific Plan and annexation of the property. The Specific Plan shall be prepared pursuant to the requirements of Sections 6450, et, seq., of the California Government Code. Criteria which will be more fully addressed by the Specific Plan include:

A. Land Use

The Specific Plan will provide for up to 84 single family custom residences on lots ranging from one to six acres. A minimum of 55% of the site will be retained in natural openspace. Recreational uses may include a community recreation/tennis facility and trails for use by the residents.

B. Density

Factors which will determine the density include, but are not limited to, environmental constraints, site design, circulation requirements, internal and external land compatibility issues and slopes.

C. Design

Residential lots will be clustered on the upper and lower mesas of the site. Construction envelopes of up to 15,000 square feet will be designated for each lot dependent on the specific site conditions. Areas outside the envelopes will be preserved and protected. Grading and the use of manufactured slopes will be minimized and contour grading and revegetation will be used to achieve compatibility with the natural conditions of the site and the surrounding area.

Design standards will be established for development of the individual lots which will determine specific setbacks, site design, grading, architecture, and landscaping. Project design will be coordinated with the San Dieguito River Valley Regional Open Space Park.

D. Landscaping

Project landscaping will incorporate plant materials and planting patterns which reflect and enhance the natural conditions on the site. A fuel modification program will be established which includes brush removal, selective thinning of native plant materials, establishment of transition zones, and a maintenance program.

E. Circulation

Access to the project site will be from Del Dios Highway. The Specific Plan will identify required improvements to Del Dios Highway and other road sections to provide for adequate levels of service. The internal road system will consist of privately maintained streets with appropriate street sections.

F. Public Facilities

The Specific Plan will include a comprehensive analysis of public services and utility requirements for the project. This analysis will include, but not be limited to, water, sewer, police, fire, drainage, schools, solid waste, health services, gas, electric and telephone.

G. Phasing

A phasing program will be described in the Specific Plan and will include roads, infrastructure, common area development, grading and residential construction.

25

30

HARMONY

GROVE

U1

E1

R1

S

R1

R2

E1

36

SPA #11

R2

32

HWY

LAKE DR

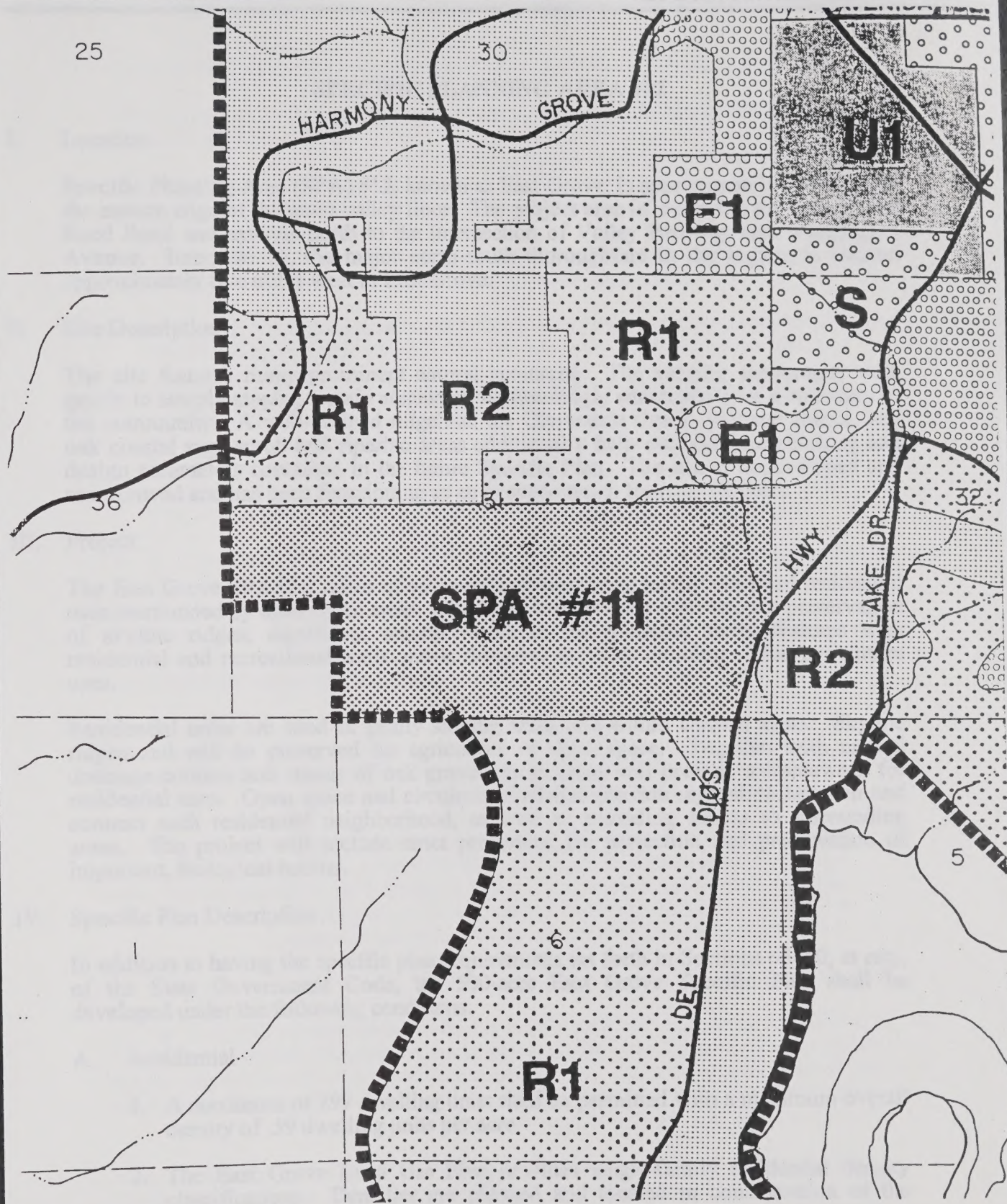
5

6

R1

DEL
PIGS

SPA #11



SPECIFIC PLANNING AREA #12

I. Location

Specific Planning Area (SPA) #12, known as East Grove, is approximately 500 acres at the eastern edge of the main valley floor. The project area is located at the terminus of Reed Road and extends north to the intersection of Valley Parkway and Washington Avenue. Interstate 15, the major north-south thoroughfare in the region, is located approximately five miles west of East Grove.

II. Site Description

The site features many prominent natural resources. The varying topography with gently to steeply sloping terrain contains a skyline ridge, which provides a backdrop to the community. A well-defined ridgeline, the Cloverdale Creek drainage course, and oak coastal sage scrub and riparian areas additionally help establish the planning and design parameters contained in the future Specific Plan. The site is undeveloped and unimproved and has been functioning as an avocado ranch for over 75 years.

III. Project

The East Grove SPA is a series of villages featuring single family detached residential uses surrounded by open space areas. The East Grove project plan stresses preservation of skyline ridges, significant natural resources incorporating these features with residential and recreational trails and is designed to allow ongoing viable agriculture uses.

Residential areas are sited in gently sloping areas and within canyon areas. Skyline ridges and will be preserved for agriculture or open space. Together with natural drainage courses and stands of oak groves, these areas will provide a framework for residential uses. Open space and circulation linkages provide separation between and connect each residential neighborhood, as well as providing access to surrounding areas. The project will include strict provisions for protection and preservation of important, biological habitat.

IV. Specific Plan Description

In addition to having the specific plan requirements set forth in Sections 65450, et seq., of the State Government Code, the 500-acre East Grove Specific Plan shall be developed under the following conditions.

A. Residential

1. A maximum of 297 dwelling units shall be permitted with a maximum overall density of .59 dwelling units per acre.
2. The East Grove Land Use Plan provides single-family residential density classifications. Densities are planned and located in consideration of the following factors:
 - (a) Compatibility with existing and planned land uses surrounding the project area;

- (b) Planning objectives of the City of Escondido;
 - (c) Prevailing and forecasted marketing trends; and
 - (d) Topographic and other important natural features.
3. All residential neighborhoods are designed to be integrated into a cohesive community structure.

B. Open Space

1. The open space system for East Grove provides a concept and an implementing mechanism to achieve the following objectives:
- (a) Protection of important natural resources;
 - (b) Protection of major ridgelines in their current agricultural state;
 - (c) Provisions for open space transition areas and multi-purpose trail corridors linking with adjacent properties and beyond.
2. The open space plan is comprised of the following elements:
- (a) Natural Open Space; comprising oak woodland, riparian and coastal sage scrub habitats.
 - (b) Modified Open Space; comprising commonly maintained landscaped graded slopes.

The East Grove Specific Plan makes provisions for the permanent maintenance of all Open Space areas through maintenance procedures acceptable by the City of Escondido.

3. Grading requirements have been minimized and development on steep slopes has been discouraged through the City's Grading Ordinance. Only those grading exemption areas shown in the Specific Plan will exceed the slope height or inclination specified in the City's Grading Ordinance and will have enhanced landscaping in accordance with City requirements.

C. Circulation Plan

The circulation system for East Grove includes public streets designed to City standards, with two primary access points from Washington Avenue on the north and Reed Road on the south. The system connects with to all residential villages within the project through public streets. All streets will be consistent with the Circulation Element and City design standards.

Valley Parkway, Washington Avenue and Reed Road provide regional access to East Grove. The determination of specific extensions of, and improvements to, these and other roadway segments shall be specified in the Specific Plan and shall provide for adequate levels of service for these facilities.

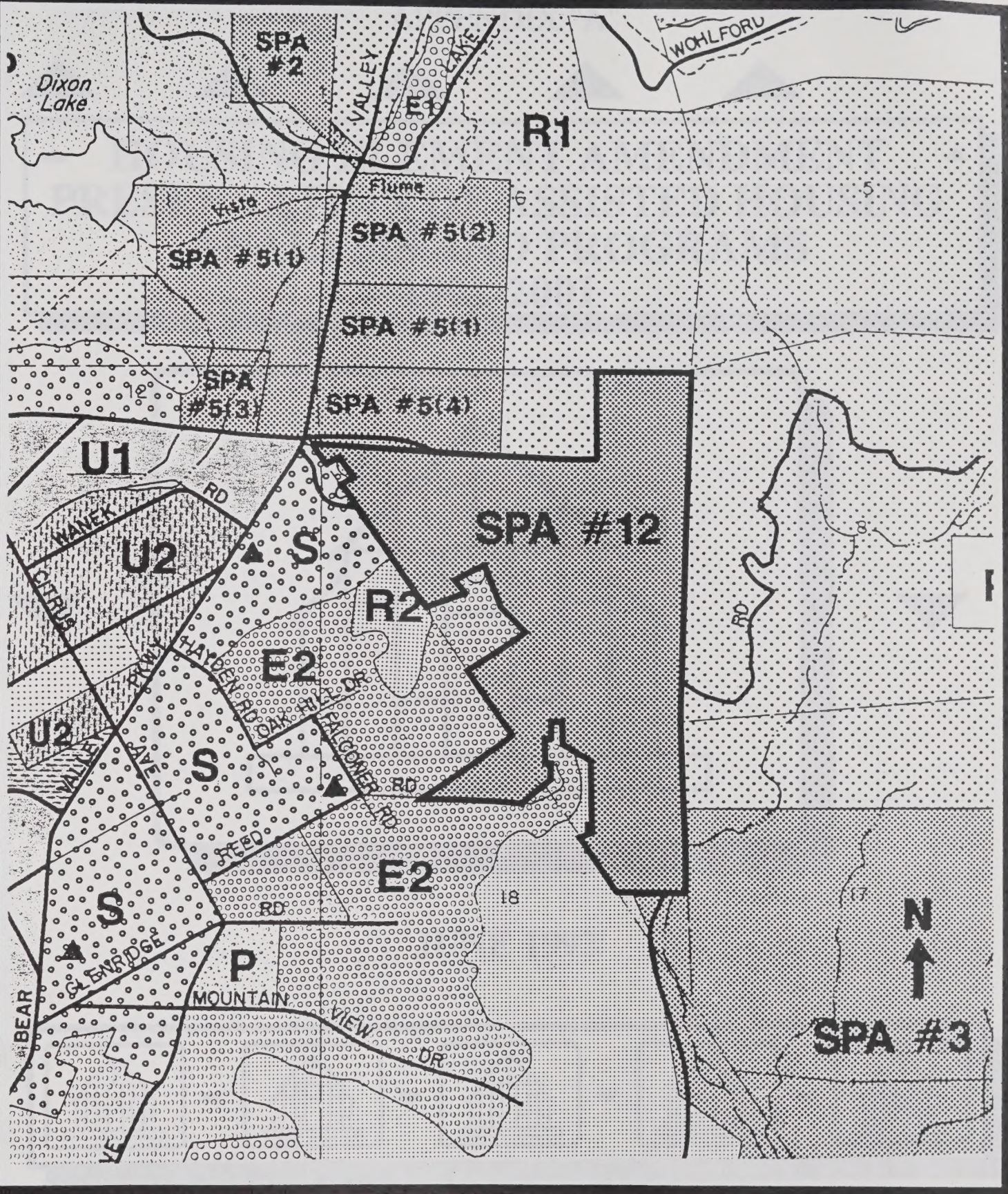
D. Public Facilities and Services

The following measures are provided in the Specific Plan, which the following Public Facilities and Services shall be financed and constructed as necessary.

1. Vehicular access routes to and from the Specific Plan onto the adjacent road network, including payment of fees as specified in the conditions of approval;
2. Sewage facilities and infrastructure including, but not limited to, an off-site sewage system and an on-site pumping station as detailed in the Specific Plan;
3. Water facilities and infrastructure for potable and irrigation uses as detailed in the Specific Plan;
4. Storm water and drainage facilities and infrastructure as detailed in the Specific Plan;
5. Public school(s) including payment of fees;
6. Fire and police protection measures as detailed in the Specific Plan;
7. Designation of 3+ miles of public recreational trails along the Cloverdale and Old Guejito Grade Road alignment as detailed in the Specific Plan.
8. Any other measures specified in the Specific Plan that are reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide services to future residents.

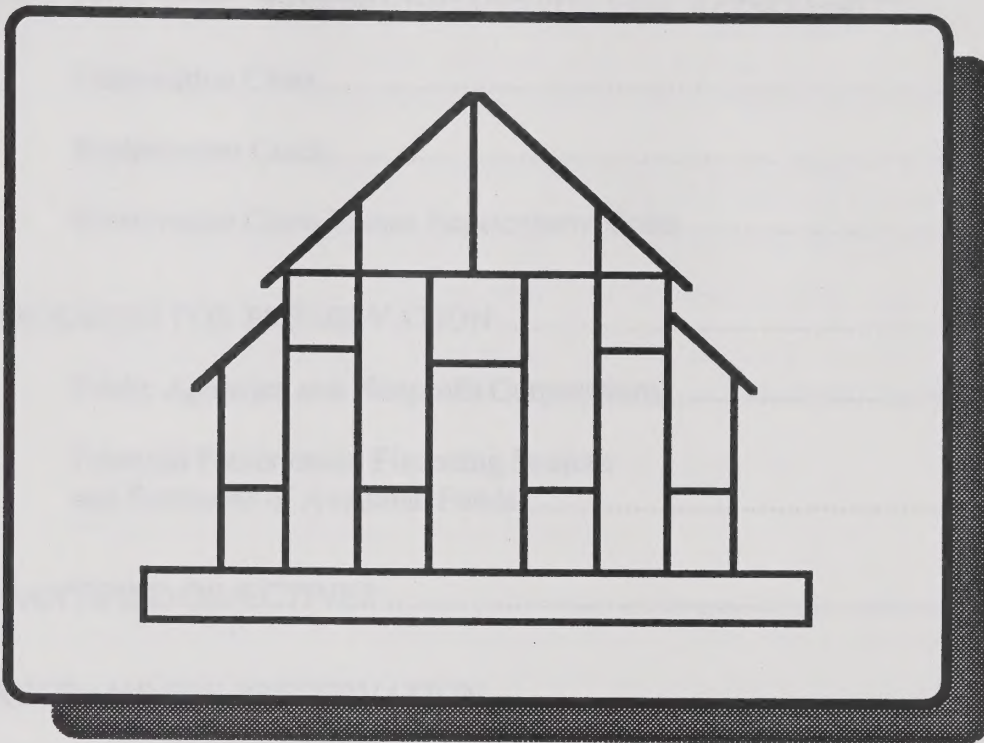
E. Project Phasing

A phasing plan has been approved and is defined in the East Grove Specific Plan document.



SPA #12

**HOUSING ELEMENT AMENDMENT
PRESERVATION OF ASSISTED HOUSING
ANALYSIS AND PROGRAMS
1991-2001**



JUNE 1992

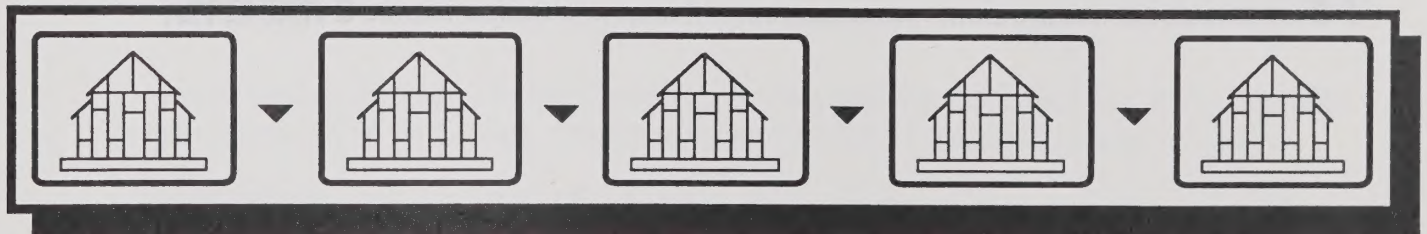


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I. INTRODUCTION

A new requirement in Housing Element Law (California Government Code Section 65583) requires all cities to amend their housing elements, prior to July 1, 1992, to include a study of all low-income housing units which may be lost from the affordable housing inventory due to termination of subsidy contracts, mortgage pre-payment or expiring affordability restrictions. The study is to cover a ten-year period coinciding with the housing element update at five-year intervals. A broad range of federal (Department of Housing and Urban Development - HUD), state and local projects must be analyzed as part of the housing study. They include: Section 8 project-based programs (new construction, moderate rehabilitation); Section 236 Interest Reduction Payment programs; Community Development Block Grant projects (CDBG); state and local multi-family revenue bond projects; redevelopment projects; and density bonus projects. The following components are required for the at-risk analysis:

- An inventory of restricted low-income housing units at-risk.
- A cost analysis which compares the cost of preserving versus replacing the at-risk units.
- A discussion on nonprofit entities capable of acquiring and managing at-risk projects, potential preservation financing sources and estimates of available funds.
- The number of at-risk projects or units to be preserved.
- Programs for preserving the at-risk units.

The Escondido At-Risk Housing Study covers a ten-year period starting with the most recent housing update; July 1, 1991, through July 1, 2001. To make the study useful for the five-year housing element updates, the analysis has been divided into two five-year periods; 1991 through 1996, and 1996 through 2001. Escondido has three federally-assisted projects that have been identified as being at-risk during the 1991-1996 planning period. There are no projects, federal, state or local, at-risk during the 1996-2001 planning period.

The City has several projects that have been financed with multi-family revenue bonds, however, none are at-risk of converting during the current ten-year planning period (1991-2001).

These projects include Terrace Gardens, Morningview Terrace, Heritage Park, and Villa Del Norte, all of which were constructed under the City's Senior Housing Ordinance.

Article 1079, Ordinance #82-58, pertain to all developments which received Conditional Use Permit approval for the construction and operation of Senior Housing Projects.

Senior Housing Projects shall mean a housing development for sale or rent, occupied exclusively by senior households of which 25% of the units are either occupied by or are reserved exclusively for seniors or senior households of moderate or lower income.

Moderate income is defined by the ordinance as a household whose annual gross income is equal to or less than a specified percentage of the median income figure as determined by the Federal Department of Housing and Urban Development.

Owners of senior housing projects are required to provide semiannual reports to the Housing Division of the City of Escondido indicating compliance with the 25% moderate or lower-income requirements and age restrictions.

Neither of the properties are at risk of loosing the restrictions as described in the ordinance.

There are no projects at-risk which were assisted by 20 percent redevelopment set-aside funds; CDBG funds; in lieu fee programs; density bonus programs; or inclusionary housing programs. There are also no at-risk projects in Escondido developed through the Farmers Home Administration (FmHA) or the California Housing Finance Agency (CHFA) according to representatives from these agencies (Appendix A).

II. INVENTORY OF AFFORDABLE HOUSING UNITS AT-RISK

The California Department of Housing and Community Development has prepared an inventory of federally-assisted low-income rental units subject to termination of mortgage or rent subsidies. The at-risk projects located in Escondido are shown in Table 1. All three projects identified in Table 1 were financed with Section 236 loans. Section 236 loans are 40-year federal mortgages with 20-year pre-payment options. These federally mortgaged complexes are regulated by two separate housing acts; the Emergency Low-Income Housing Preservation Act (ELIHPA) interim regulations, Title II of the Housing and Community Development Act of 1987; and the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) final regulations, Title IV of the National Affordable Housing Act of 1990. The LIHPRHA regulations, once finalized (Spring 1992) will supersede the interim ELIHPA regulations. The major difference between ELIHPA and LIHPRHA are the terms under which the affordability restrictions are extended. For projects eligible under ELIHPA, the affordability restrictions are extended for an additional 20 years. For projects eligible under LIHPRHA, the restrictions are extended for an additional 50 years.

The owner of the Mission Terrace Apartment Complex (financed with a Section 236 loan) filed a Notice of Intent with HUD prior to the December 31, 1990, deadline. This initial action gives the owner the opportunity to change the project status relative to the interim ELIHPA regulations. The ELIHPA regulations give owners the opportunity to prepay the loan or receive additional federal incentives enabling rent increases and refinancing options while extending the affordability restrictions for an additional 20 years. If the owner chooses to prepay the loan, the project must be made available for sale for a

**TABLE 1
CITY OF ESCONDIDO
HUD-ASSISTED PROJECTS AT RISK OF CONVERSION**

PROJECT TYPE	PROJECT NAME AND ADDRESS	SECTION OF HOUSING ACT	TOTAL UNITS TOTAL ELDERLY		BEDROOMS	DATE BUILT	CONDITION	EARLIEST DATE OF SUBSIDY TERMINATION (Mortgage Pre-Pay Date)		FILED NOTICE OF INTENT ¹ Prior to 12-31-90	FEDERAL REGULATION
			FHA	Section 8				FHA	Section 8		
FAMILY/ ELDERLY	Mission Terrace Apartments 300 East Mission Avenue Escondido, CA 92025	Section 236(J)(1)-8*	122	14	36 1-bedroom	1971	Very Good	May '91	May '93	Yes	ELIHPA ²
			36	14	54 2-bedroom 32 3-bedroom			(+20)**	(+5)**		
ELDERLY/ HANDICAPPED	Escondido Apartments 500 North Midway Drive Escondido, CA 92027	Section 236(J)(1)-8	92	36	All 1-bedroom	1973	Very Good	Feb. '93	May '93	No	LIHPRIA ³
			92	36				(+20)**	(+5)**		
FAMILY/ ELDERLY	Escondido Park Apartments 1125 North Broadway Escondido, CA 92026	Section 236(J)(1)	164	-0-	32 1-bedroom	1973	Very Good	August '93		No	LIHPRIA
			-0-	-0-	102 2-bedroom 30 3-bedroom			(+20)			

Source: HCD's Inventory of Low-Income Units Subject to Termination of Federal Mortgage and/or Rent Subsidies by the Year 2008 (April 1, 1991).

* Mortgage loan with Section 8 rent subsidy contract(s).

** Years of subsidy still remaining at earliest date of termination.

¹ Notice of Intent must be filed in order to change, extend, or terminate the project's affordability controls.

² Emergency Low-Income Housing Preservation Act (ELIHPA - Title No. II of the Housing and Community Development Act of 1987 interim regulations). Owners must have filed a Notice of Intent with HUD prior to December 31, 1990, in order to be eligible to change the project status under these interim regulations. ELIHPA gives owners the opportunity to receive additional federal incentives enabling rent increases, refinancing options, and extending the use restrictions for an additional 20 years.

³ Low-Income Housing Preservation and Resident Homeownership Act (LIHPRIA - Title No. VI of the National Affordable Housing Act of 1990 final regulations) allows owners to continue ownership with additional federal incentives or sell the property with a right-of-first-refusal process for nonprofit and public entities. The major difference between the two programs is that under LIHPRIA, the use restrictions are extended for an additional 50 years.

B. Replacement Costs

In order to estimate the cost of replacing the at-risk units, several agencies were contacted regarding the cost of developing new units in the City of Escondido. They include: the San Diego County Department of Housing and Community Development, the City's Building Department, and Realty Executive, a local real estate firm.

Land costs in Southern California are typically high. The cost of developing new housing depends upon a variety of factors such as density, size of the units (i.e., number of bedrooms), location and related land costs, and type of construction.

Table 3 shows the estimated construction costs, based on average local construction costs, for the three at-risk projects in Escondido. Total construction costs, which include associated costs (administrative, architectural, overhead, etc.) land costs and public processing fees, are estimated at approximately \$39,452,551. Detailed calculations are included in Appendix B.

TABLE 3
CITY OF ESCONDIDO
ESTIMATED CONSTRUCTION COSTS

PROJECT	CONSTRUCTION COSTS	ASSOCIATED COSTS	LAND COSTS	PUBLIC FEES	TOTAL CONSTRUCTION COSTS
MISSION TERRACE	\$6,716,688	\$1,007,503	\$1,464,000	\$1,952,000	\$11,140,191
ESCONDIDO APARTMENTS	\$4,377,720	\$656,658	\$1,104,000	\$1,472,000	\$7,610,378
ESCONDIDO PARK APTS.	\$14,008,680	\$2,101,302	\$1,968,000	\$2,624,000	\$20,701,982
TOTAL	\$25,103,088	\$3,765,463	\$4,536,000	\$6,048,000	\$39,452,551

Replacement costs were calculated based on the assumption that HUD would finance 90% of the estimated construction costs. The total cost to replace all three at-risk housing projects is estimated to be \$39,452,551 as shown in Table 4. The out-of-pocket expenses necessary to replace the at-risk units is estimated to be \$3,945,225 (10%).

TABLE 4
CITY OF ESCONDIDO
ESTIMATED REPLACEMENT COSTS

PROJECT	TOTAL CONSTRUCTION COSTS	TOTAL AMOUNT TO BE FINANCED (90%)	DOWN PAYMENT* (10%)
MISSION TERRACE	\$11,140,191	\$10,026,172	\$1,114,019
ESCONDIDO APARTMENTS	\$7,610,378	\$6,849,340	\$761,038
ESCONDIDO PARK APARTMENTS	\$20,701,982	\$18,631,784	\$2,070,198
TOTAL	\$39,452,551	\$35,507,296	\$3,945,255

*Ten percent down payment represents the estimated replacement cost.

C. Preservation Costs Versus Replacement Costs

It is important to note that the preceding analyses assumes that HUD Section 8 funds will be made available to provide rental subsidies to the priority purchasers of these at-risk projects. If these funds are not appropriated, the estimated preservation costs would increase substantially.

Table 5 shows the preservation costs versus the replacement costs. As shown in the table, replacement costs are more than two times the preservation costs.

TABLE 5
CITY OF ESCONDIDO
PRESERVATION VERSUS REPLACEMENT COST SUMMARY

PROJECT	TOTAL PRESERVATION COST	AVERAGE PRESERVATION COST PER UNIT*	TOTAL REPLACEMENT COST	AVERAGE REPLACEMENT COST PER UNIT*
MISSION TERRACE (122 Units)	\$349,100	\$2,861	\$1,114,019	\$9,131
ESCONDIDO APARTMENTS (92 Units)	\$203,500	\$2,212	\$761,038	\$8,272
ESCONDIDO PARK APARTMENTS (164 Units)	\$455,800	\$2,779	\$2,070,198	\$12,623
TOTAL (378 Units)	\$1,008,400	\$2,667	\$3,945,255	\$30,026

*Total Cost/Total Units = Average Cost Per Unit

It is unlikely that additional federal funding programs will be available to assist in the building of affordable housing, as in the past. However, preservation resources could be made available from existing City programs. It is logical and prudent that the City of Escondido be a critical factor in assuring the retention of affordable housing complexes if current owners wish to terminate their continued use for the owner income segments of the population.

IV. RESOURCES FOR PRESERVATION

The City of Escondido, through its Comprehensive Housing Affordability Strategy (CHAS), has a commitment to provide continued affordability of the three sections 236 projects described throughout this document. The types of resources available for preserving units at-risk generally fall into two categories: a) public and nonprofit agencies interested in purchasing or managing the at-risk units, and b) financial resources available to purchase existing units or develop new units.

A. Public Agencies and Nonprofit Corporations

Several public and nonprofit agencies in San Diego County and elsewhere have expressed an interest in purchasing and/or managing at-risk housing projects in Escondido. These types of agencies, under the new law (Title IV LIHPRHA), are

given the first opportunity to purchase the project (right-of-first-refusal) should the owner decide to sell.

Public Agencies

The City of Escondido/Community Development Commission has the capacity to acquire or facilitate the transfer of projects to private nonprofit corporations and would participate as outlined in Section VI (Programs for Preservation) of this analysis.

Nonprofit Corporations

The following nonprofit corporations have expressed an interest in the right-of-first-refusal process.

Mr. Felipe Ortega
CET
Escondido, CA

Ms. Dottie Deerwester
Eye Hidden Valley House
Escondido, CA

S. Teresa Garcia-Howell
SAAC Project
Escondido, CA

Mr. T. Leroy Thieme
Salvation Army
Escondido, CA

Ms. Jackye Sullins
Catholic Charities
San Diego, CA

Ms. Christine Lyon
NCIC
Escondido, CA

Ms. Amy Rowland
North County Housing Foundation
Escondido, CA

Mr. Gerald Parker
Parker Housing Corporation
Torrance, CA 90503

Mr. Bob McElroy
Alpha Project
San Diego, CA

B. Potential Preservation Financing Sources/Estimates of Available Funds

This section identifies potential sources of financing and subsidy programs which might be used for the preservation of assisted units. A summary of these sources and the known amounts which could be considered for future use in preserving affordable units is discussed below.

HUD Funds

Subject to appropriations, HUD will provide most, and in some cases all of the financial incentives necessary for acquisition of federally subsidized at-risk projects by nonprofit organizations, tenants, and local governments. These incentives include the following:

- Project-based Section 8 contracts with HUD-subsidized rents set at a level to provide an 8% return to owners who retain the project or to cover debt service on an acquisition loan for new purchasers:
- Grants to nonprofit buyers that would fill any gap between fair market rent or local market rent (which ever is higher) and allowable rents; and
- Mortgage insurance both for equity take-out loans and acquisition loans. Insured equity take-out loans are limited to 70% of equity, while acquisition loans are available at 95% of equity.

Redevelopment Agency Tax Increment Funds

Escondido's most significant potential resource for creating and preserving housing will be the redevelopment tax increment set-aside funds from the City's various redevelopment projects. The redevelopment agency is required by law to set aside 20% of its revenues for housing. Any request for use of these funds specifically for purposes of preserving affordable units at-risk will be considered along with other alternative usages. The 20% set-aside requirements has contributed approximately 7,075,422 from the programs inception to March 1992. This is equivalent to an average of 1,010,775 annually. This level of contribution is anticipated to continue.

Community Development Block Grant Funds (CDBG)

In FY 1992, the City's CDBG allocation amounts to approximately \$825,000. Since this amount is not fixed, it is difficult to project the amount which could be used for housing related activities. Generally, preservation and replacement efforts would be eligible, but would have to be considered in light of other obligations for these funds. According to the CHAS, the City expects to commit approximately \$35,000 to housing developments.

San Diego County Housing Authority Administrative Reserves

Housing Authority Administrative Reserves can be used for preservation of at-risk projects. However, as of February 1992 the San Diego County Housing Authority's unencumbered balance of administrative reserves at this time is approximately \$37,227. This minimal level of operating contingency must be maintained in reserve status for Housing Authority contingency requirements. Therefore, there does not appear to be adequate funds to assist with preservation of at-risk housing at this time.

California Housing Rehabilitation Program

This program authorized by Propositions 77 and 84 allocated money for acquisition, rehabilitation, and seismic retrofitting of unreinforced masonry buildings. Nearly all of the money available for urban communities has been obligated,

however, in the spring of 1992 as much as \$9 million may become available from projects which, for one reason or another, did not fulfill their obligation for the funds. These funds are traditionally used to fund projects which are nearly 'ready to go.' Any future monies which might be available from this or a similar program is unknown at the present.

Community Reinvestment Act (CRA)

Banks, thrifts, and their affiliated mortgage banking subsidiaries are required to annually assess the credit needs of the communities in which they operate. The City has and will continue to hold meetings with lenders to discuss local needs and potential programs that may be within the guideline of community reinvestment. It is not possible to predict this amount, however, it is regarded as a resource potentially available for preservation efforts.

Mortgage Revenue Bonds

The City will continue to provide its credit support for the issuance of revenue bonds for the purpose of creating and conserving affordable housing. Although used only for new construction in the past, preservation of lower income units could also be assisted through this same process.

Local Public Agency

The City of Escondido/Community Development Commission would be involved with any effort of preservation of at-risk through the Housing Division which administers the City's housing programs.

V. QUANTIFIED OBJECTIVES

The City of Escondido has three projects with a total of 378 units that technically are classified as being at-risk. The City's objective over the next five years would be to preserve all 378 at-risk units. It would appear, based on the analysis contained in this report, that the resources needed to help preserve the at-risk units in Escondido, will be available, if necessary.

TABLE 6
QUANTIFIED OBJECTIVE

The units preserved would address the following income categories.

Quantified Objective	New Construction	Rehab	Conservation
Very Low Income	0	0	152
Low Income	0	0	136
Moderate Income	0	0	45
Above Moderate	0	0	45

VI. PROGRAMS FOR PRESERVATION

Upon the receipt of a Notice of Intent to Prepay from an owner of an at-risk project, the City of Escondido shall involve itself in the negotiation process as mandated under ELIPHA and LIHPRHA to ensure the pursuit of every possible opportunity to retain affordability.

A. Proposed Efforts to Preserve Units At-Risk

1. The City will review its inventory of rental housing and determine which units have prepayment options and at what date. The City will monitor the process of negotiations and participate as necessary. The City will work to prevent prepayment based on an unsuccessful escrow or a finding of "not needed in the community."

Timeline: Ongoing

2. The City will form an ad-hoc committee comprised of nonprofit and for-profit developers, City staff, Housing Advisory Commission members, and tenants of "at-risk" units to develop a formal strategy for preservation.

Timeline: Months 1-3

3. Should an owner of an "at risk" project choose the prepayment option, the City would notify tenants and schedule meetings with both tenants and potential buyers to provide tenant education and community awareness.

The City will identify potential buyers for "at risk" projects and assist in developing a financial package for purchasing.

Timeline: Months 2-3

4. City would review the owner's Plan of Action as submitted to HUD by owner and provide HUD with City's comments.

Timeline: Months 2-4

5. The City will give assistance priority to nonprofit community development corporations who can demonstrate capability and who will maintain long-term affordability. Joint ventures between nonprofit and for-profit developers will also be considered.

Timeline: Months 2-5

6. The City may consider providing predevelopment assistance to enable nonprofits to complete the initial steps in the acquisition.

Timeline: Months 2-5

7. The City will review and/or amend local relocation regulations to require owners of at-risk properties to provide relocation assistance for displaced tenants where not already required by federal, state, or local statute.

Timeline: Months 2-6

8. The City will consider adopting preservation incentives which may include review and/or revision of local regulations on affordability controls for locally-subsidized housing to require preservation of units affordable to lower-income households for remaining useful life of the building.

Timeline: Months 2-6

The following programs, as contained in the City's current Housing Element, further represents a commitment by the City of Escondido to aid in the expansion and preservation of affordable housing.

B. Current Efforts to Preserve Units At-Risk

Program 1.1 Project Development (Continuing Program)

Generally provides for technical assistance, mortgage subsidies for new construction or rehabilitation, acquisition for preservation of units, and administrative costs when appropriate.

Program 1.2 Mortgage Revenue Bonds (Continuing Program)

The City will continue to provide credit support for issuance of revenue bonds for the purpose of developing or preserving affordable housing.

Program 2.2 Housing Rehabilitation: Renter Occupied (Continuing Program)

The Rental Rehabilitation Program is made available to eligible project owners. The owners are responsible for obtaining that portion of the project financing not financed by Rental Rehabilitation funds. The City may provide up to 50% of the cost of rehabilitation from the Rental Rehabilitation Grant. Deferred, 0% interest loans, forgiven after ten years will be provided to project owners by the City for up to 50% of the cost of rehabilitation.

Program 3.2 Rental Subsidy (Continuing Program)

Provide households with affordable rents (less than 30% of household income and lower-income occupancy regardless of the household income level). Programs with guaranteed subsidies ensure that households earning less than 80% of the median would not spend more than 30% of income for rent. These resources come from the U.S. Department of Housing and Urban Development (HUD) through the County Housing Authority as vouchers and certificates (Section 8).

Program 3.6 Existing Subsidized Housing Development Assistance (Continuing Program)

The City will explore means to continue housing affordability for low-income households that would be impacted by the conversion of existing subsidized projects to conventional housing. These steps could include: (1) relocation assistance, if necessary, (2) priority listing for City-assisted projects, (3) mortgage assistance of existing project owner, and (4) City acquisition and resale with restrictions.

Program 4.3 Senior Housing Ordinance Enforcement (Continuing Program)

The City will continue to monitor projects developed under the provisions of the Senior Housing Ordinance (Article 1079). The ordinance requires owners of such projects to provide semiannual reports to the City indicating compliance with the 25 percent low- or moderate-income requirements and age restrictions.

Program 4.4 Housing Information a Referral (Continuing Program)

The City will continue to update "Blue Book" which identifies the City's housing programs and provides an opportunity to market those programs. These updates will benefit the targeted clientele and would include any information relative to at-risk projects.

Program 4.10 Nonprofit Corporation Support (NPC) New Program)

The City would propose developing/supporting the ability of NPC to participate in various housing programs which would be most effectively addressed by NPC or in programs which are available only to NPC's.

Program 4.11 Ordinance Review (New Program)

The City staff shall review various housing and housing-related ordinances for impacts on low-income and moderate income housing.

New Program: Density Bonus Ordinance

Adopt, as recently proposed, the City Density Bonus Ordinance which will permit residential densities above the zoning permitted amount if a required amount of lower income units are provided in the project.

New Program: Inclusionary Zoning

Continue to review with the goal of adopting an Inclusionary Zoning Ordinance which would require residential projects to include a stated amount of lower income units in the total development. The program should include provisions for percentage set-asides, in lieu of fees, thresholds, and targeted income clientele.

APPENDIX A

CHECKLIST TO CONFIRMANCE OF AT-RISK UNITS PURSUANT TO GOVERNMENT CODE SECTION 18500.1

Section 18500.1(a)(1) - (b)(1)

Page 1 of 1

1. AT-RISK UNITS

Section 18500.1(a)(1) - (b)(1) - (c)(1) - (d)(1) - (e)(1) - (f)(1) - (g)(1) - (h)(1) - (i)(1) - (j)(1) - (k)(1) - (l)(1) - (m)(1) - (n)(1) - (o)(1) - (p)(1) - (q)(1) - (r)(1) - (s)(1) - (t)(1) - (u)(1) - (v)(1) - (w)(1) - (x)(1) - (y)(1) - (z)(1)

Area Covered:
Development or Modernization of
Property Operations
Land Management Services

Section 18500.1(a)(1) - (b)(1) - (c)(1) - (d)(1) - (e)(1) - (f)(1) - (g)(1) - (h)(1) - (i)(1) - (j)(1) - (k)(1) - (l)(1) - (m)(1) - (n)(1) - (o)(1) - (p)(1) - (q)(1) - (r)(1) - (s)(1) - (t)(1) - (u)(1) - (v)(1) - (w)(1) - (x)(1) - (y)(1) - (z)(1)

_____ There are no units which are not subject to the provisions of the
Section 18500.1(a)(1) - (b)(1) - (c)(1) - (d)(1) - (e)(1) - (f)(1) - (g)(1) - (h)(1) - (i)(1) - (j)(1) - (k)(1) - (l)(1) - (m)(1) - (n)(1) - (o)(1) - (p)(1) - (q)(1) - (r)(1) - (s)(1) - (t)(1) - (u)(1) - (v)(1) - (w)(1) - (x)(1) - (y)(1) - (z)(1)

_____ with the unit jurisdiction in the above document are not subject to the unit jurisdiction period for other unit which was _____ years.

_____ with the unit jurisdiction in the above document that are "at-risk" are subject to the preceding document.

2. Community Development Block Grant Program (CDBG)

_____ jurisdiction has not used CDBG funds.

_____ jurisdiction has not used CDBG funds for multifamily rental units.

_____ although CDBG funds have been used for multifamily rental units, the jurisdiction is not responsible for this program income. There are no affected units because _____

APPENDIX A

3. Redevelopment Program

_____ jurisdiction does not have a redevelopment agency.

**CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS
PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)**

Jurisdiction City of Escondido

Date June 1992

1. HUD Programs:

Section 8 Lower-Income Rental Assistance project-based programs:

New Construction
Substantial or Moderate Rehabilitation
Property Disposition
Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Director Loans for Elderly or Handicapped

_____ there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

_____ units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until _____ (year).

X units for our jurisdiction in the above inventory that are "at-risk" are outline in the preceding document.

2. Community Development Block Grant Program (CDBG)

_____ jurisdiction has not used CDBG funds.

X jurisdiction has not used CDBG funds for multifamily rental units.

_____ although CDBG funds have been used for multifamily rental rehabilitation, staff responsible for this program indicate there are not affected units because

3. Redevelopment Programs.

_____ jurisdiction does not have a redevelopment agency.

_____ redevelopment funds have not been used on multifamily rental units; or although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are not affected units because

☒ a) income-restrictions for occupancy were not required for existing units, or

_____ b) other reasons: _____

4. FMHA Section 515 Rural Rental Housing Loans

☒ jurisdiction has not been located in a qualifying rural FMHA area.

_____ according to information made available by HPD, there are no such eligible projects reported by FMHA within the community or unincorporated area.

_____ FMHA staff checked the status of _____ development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

5. State and Local Multifamily Revenue Bond Programs

_____ no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

☒ local housing authority staff indicate there are not such units within the community at risk.

6. Local In-lieu Fee Programs or Inclusionary Programs

☒ jurisdiction has not had an in-lieu fee or inclusionary program.

_____ staff responsible for these programs indicate no affected units.

7. Developments Which Obtained a Density Bonus and Direct Government Assistance Pursuant to Government Code Section 659.16

_____ jurisdiction has no projects approved pursuant to this law.

☒ staff responsible for this program indicate no affected units.

8. Additional Comments Related to Any of the Above:



United States
Department of
Agriculture

Farmers
Home
Administration

RECEIVED JUN 16 1992

21160 Box Sorinas Rd., Suite 105
Moreno Valley, CA 92557
(714) 276-6766
FAX (714) 369-6289

SENT BY FAX

June 12, 1992

Ms. Natasha E. Riley
Housing Program Coordinator
Housing Division, Civic Center Plaza
201 North Broadway
Escondido, CA 92025-2798

Subject: Clarification on Housing Development Located in the
City of Escondido and Subsidized by Farmers Home
Administration as Required by California Department of
Housing and Community Development to be Included in
Escondido's Housing Element Amendment Pursuant to
Chapter 1451. Statute of 1989.

Dear Ms. Riley:

Farmers Home Administration (FmHA) does not have any subsidized
housing developments located within the city limits of Escondido.
FmHA can only finance housing that is located in cities with a
population of less than 10,000.

If you have any questions, please contact me at the above
telephone number.

Sincerely,

CHARLES M. CLENDENIN
Acting District Director



CALIFORNIA HOUSING FINANCE AGENCY

RECEIVED JUN 22 1992

KARNEY HODGE
Director

SEBASTIANO STERPA
Chairman

June 18, 1992

Natasha E. Riley, Housing Program Coordinator
City of Escondido
Housing Division
Civic Center Plaza
201 North Broadway
Escondido, CA 92025-2798

Dear Ms. Riley:

There were no CHFA-financed single homes or multifamily developments during the period you requested in the City of Escondido.

Should you have any questions, please call me at (916) 327-6908.

Sincerely,

Karen Marquez
Public Affairs and Marketing

Enclosure

ESTIMATED CONSTRUCTION COSTS - MISSION TERRACE APARTMENTS

1. Construction Costs

Living Units

36 One-Bedroom @ 580 sf =	21,168 sf
54 Two-Bedroom @ 800 sf =	43,200 sf
32 Three-Bedroom @ 1,050 sf =	<u>33,000 sf</u>

Sub-Total	97,968 sf
Common Areas	<u>1,200 sf</u>

Total Buildings	99,168 sf
Average Local Building Cost ¹	<u>x \$66</u>
	\$6,545,088

Carports 110 x 120 sf =	13,200 sf
	<u>x \$13</u>
	\$171,600

Construction Cost	<u>\$6,716,688</u>
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2. Associated Costs (15%) ²	\$1,007,503
--	-------------

3. Land Costs @ \$12,000/u. ³	\$1,464,000
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4. Public Fees @ \$16,000/u. ⁴	\$1,952,000
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TOTAL CONSTRUCTION COSTS	<u>\$11,140,191</u>
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¹Construction costs for multi-family building and for carports provided by City Building Department.

²Fifteen percent for "soft costs" such as administration and overhead is an acceptable industry standard.

³Estimates of current land value for similar use were provided by Realty Executives, a local Real Estate Firm.

⁴Public processing fees estimated at approximately \$16,000/unit (building, planning, fire, school tax, etc.).

ESTIMATED CONSTRUCTION COSTS - ESCONDIDO APARTMENTS

1. Construction Costs	
Living Units	
92 One-Bedroom @ 680 sf =	62,560 sf
Common Areas	<u>1,500 sf</u>
Total Buildings	64,060 sf
Average Local Building Cost ⁵	<u>x \$66</u>
	\$4,227,960
Carports 96 x 120 sf =	11,520 sf
	<u>x \$13</u>
	\$149,760
Construction Cost	<u>\$4,377,720</u>
2. Associated Costs (15%) ⁶	\$656,658
3. Land Costs @ \$12,000/u. ⁷	\$1,104,000
4. Public Fees @ \$16,000/u. ⁸	\$1,472,000
TOTAL CONSTRUCTION COSTS	<u>\$7,610,378</u>

⁵Construction costs for multi-family building and for carports provided by City Building Department.

⁶Fifteen percent for "soft costs" such as administration and overhead is an acceptable industry standard.

⁷Estimates of current land value for similar use were provided by Realty Executives, a local Real Estate firm.

⁸Public processing fees estimated at approximately \$16,000/unit (building, planning, fire, school tax, etc.).

ESTIMATED CONSTRUCTION COSTS - ESCONDIDO PARK APARTMENTS

1. Construction Costs Living Units

32 One-Bedroom @ 700 sf =	22,400 sf
102 Two-Bedroom @ 900 sf =	91,800 sf
30 Three-Bedroom @ 1,100 sf =	<u>33,600 sf</u>

Sub-Total	147,200 sf
Common Areas	<u>61,200 sf</u>

Total Buildings	208,400 sf
Average Local Building Cost ⁹	<u>x \$66</u>
	\$13,754,400

Carports 163 x 120 sf =	19,560 sf
	<u>x \$13</u>
	\$254,280

Construction Cost	<u>\$14,008,680</u>
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2. Associated Costs (15%) ¹⁰	\$2,101,302
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3. Land Costs @ \$12,000/u. ¹¹	\$1,968,000
---	-------------

4. Public Fees @ \$16,000/u. ¹²	\$2,624,000
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TOTAL CONSTRUCTION COSTS	<u>\$20,701,982</u>
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⁹Construction costs for multi-family building and for carports provided by City Building Department.

¹⁰Fifteen percent for "soft costs" such as administration and overhead is an acceptable industry standard.

¹¹Estimates of current land value for similar use were provided by Realty Executives, a local real estate firm.

¹²Public processing fees estimated at approximately \$16,000/unit (building, planning, fire, school tax, etc.).

U.C. BERKELEY LIBRARIES



C101747611

